



ZIP 38965, Water Valley, Mississippi.

Current market data.

8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

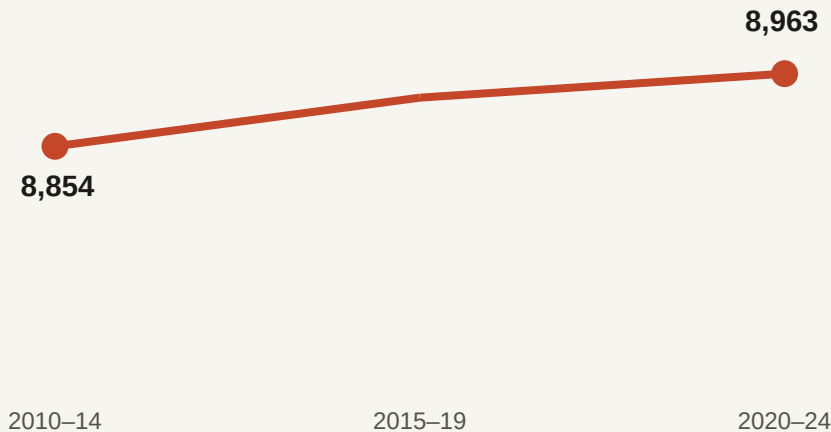


POPULATION

8,963 people call ZIP
38965 home.

8,963

people.



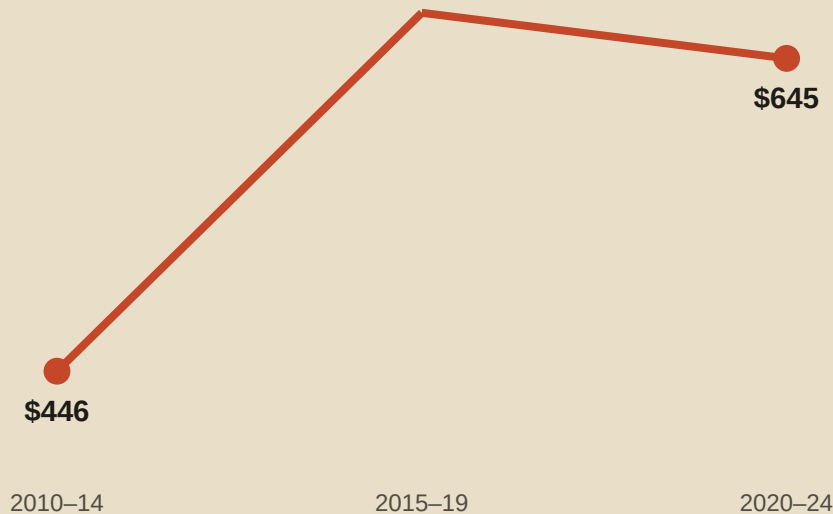


RENT

**Median rent is up 45%
since the 2010–2014
survey, before inflation.**

\$645

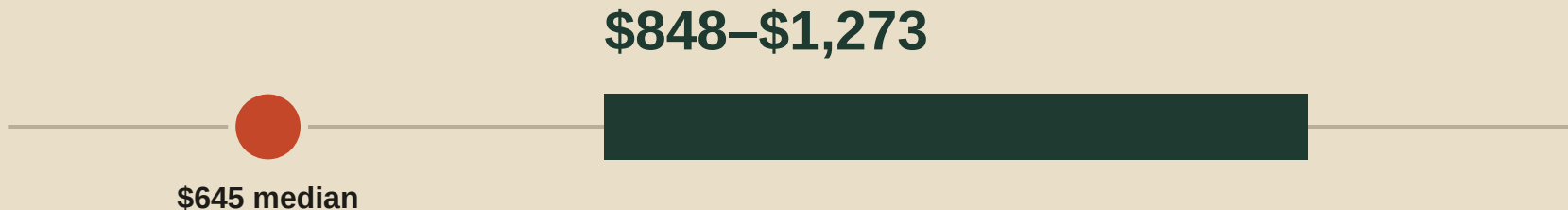
a month. Mississippi's median is \$954.





ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 4,118 homes here.

10–19

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 10%
less than Mississippi's.

\$153,100

median home value in ZIP 38965.

ZIP 38965



\$153,100

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 38965'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/zip/38965/

The Almanac · your hyper-diligent research partner