



ZIP 39046, Canton, Mississippi.

Current market data.

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

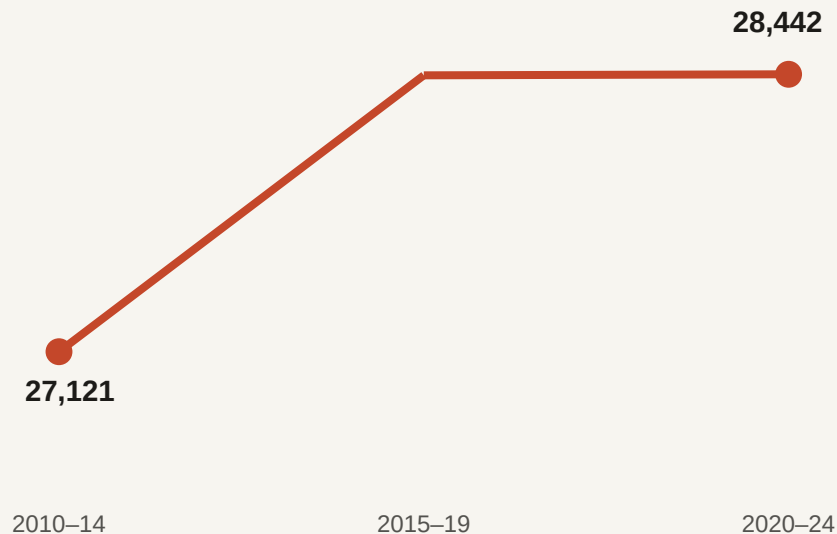


POPULATION

28,442 people call ZIP
39046 home.

28,442

people.

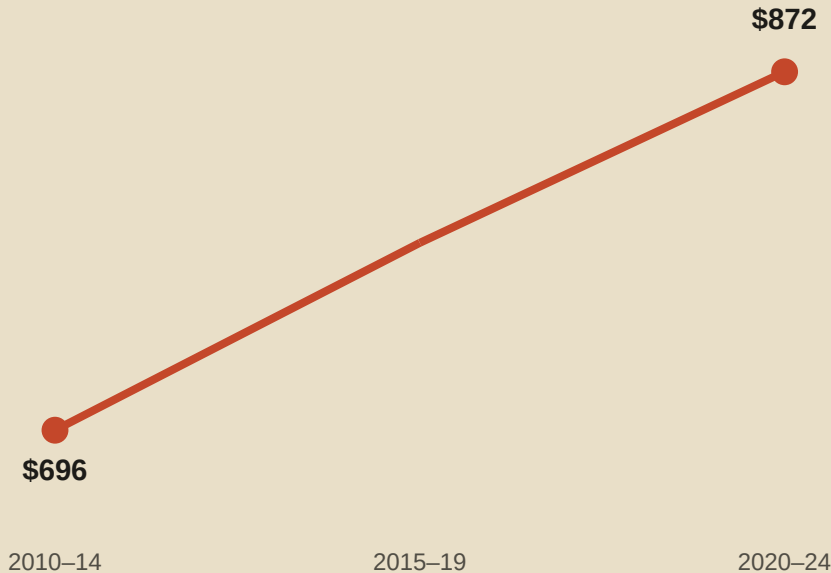


RENT

Median rent is up 25%
since the 2010–2014
survey, before inflation.

\$872

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

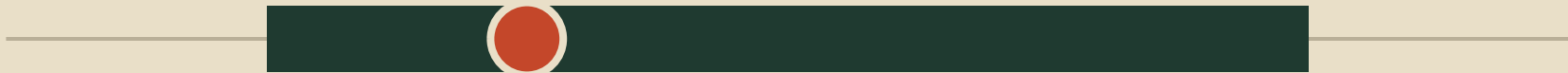




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$775–\$1,163



\$872 median

is the monthly rent range local workforce wages support.



BUILDING

57% of the housing here was built before 2000.

57%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 12,843 homes here.

46–102

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



HOME VALUE

A median home costs 28% more than Mississippi's.

\$216,800

median home value in ZIP 39046.

ZIP 39046



Mississippi



U.S.





THAT WAS ZIP 39046'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/39046/

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