ZIP 39066, Edwards, Mississippi.

Current market data.

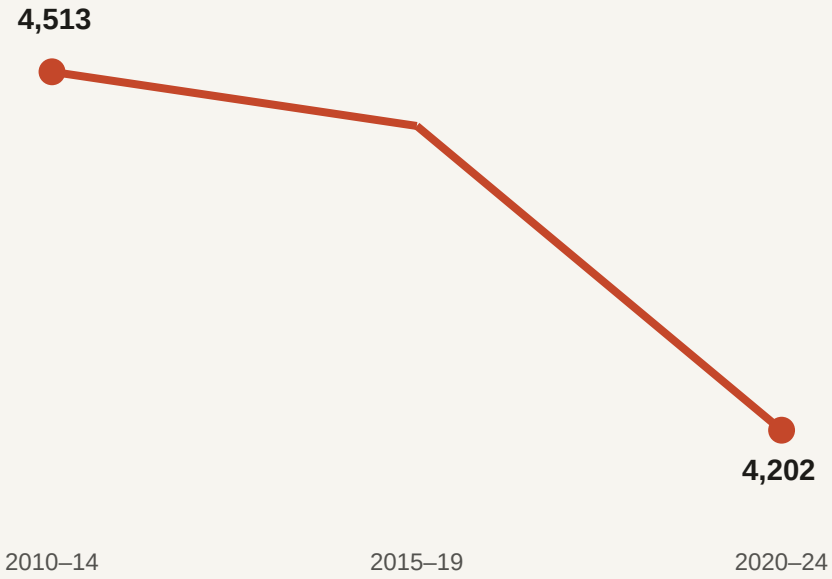
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

4,202 people call ZIP 39066 home.

4,202

people.



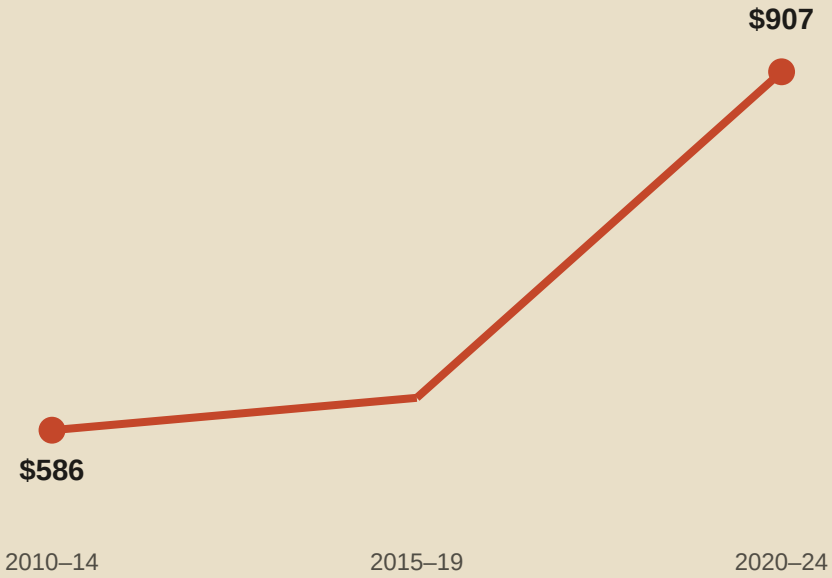
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 55% since the 2010–2014 survey, before inflation.

$907

a month. Mississippi's median is $954.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

65% of the housing here was built before 2000.

65%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1% to the 2,046 homes here.

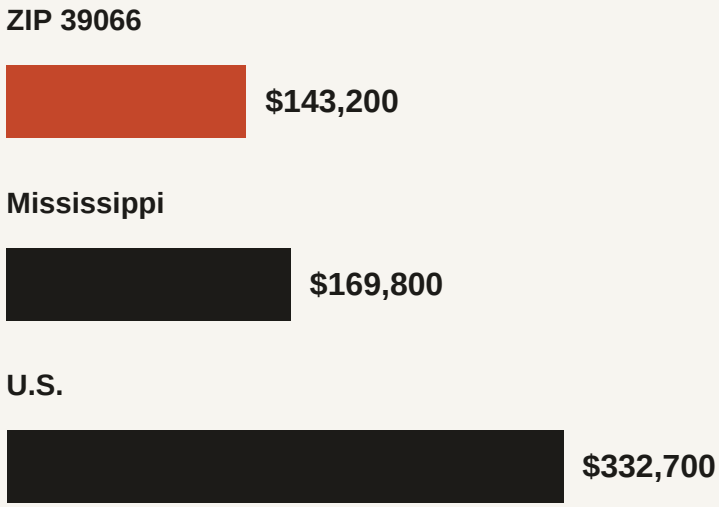
2–3

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 16% less than Mississippi's.



$143,200

median home value in ZIP 39066.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 39066'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/39066/**