ZIP 39120, Natchez, Mississippi.

Current market data.

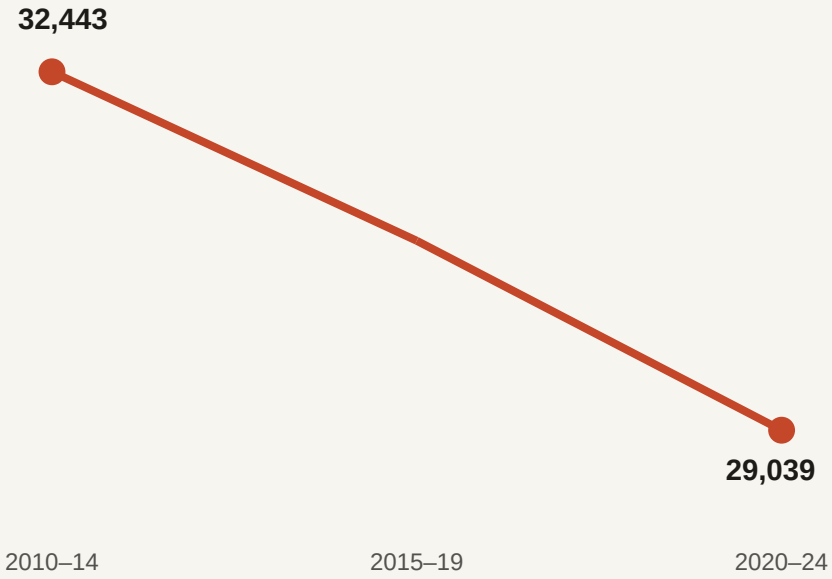
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

29,039 people call ZIP 39120 home.

29,039

people.



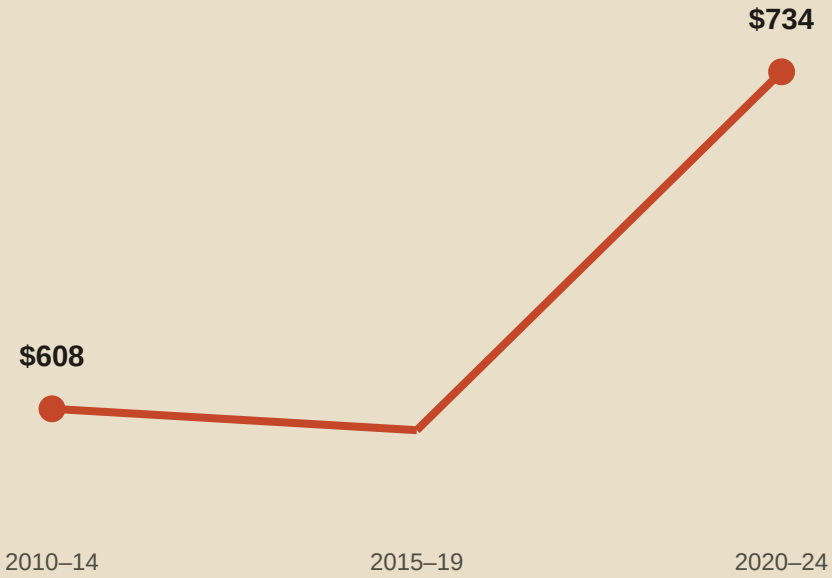
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 21% since the 2010–2014 survey, before inflation.

$734

a month. Mississippi's median is $954.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

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

BUILDING

Most of the housing here is older than 2000.

86%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 14,994 homes here.

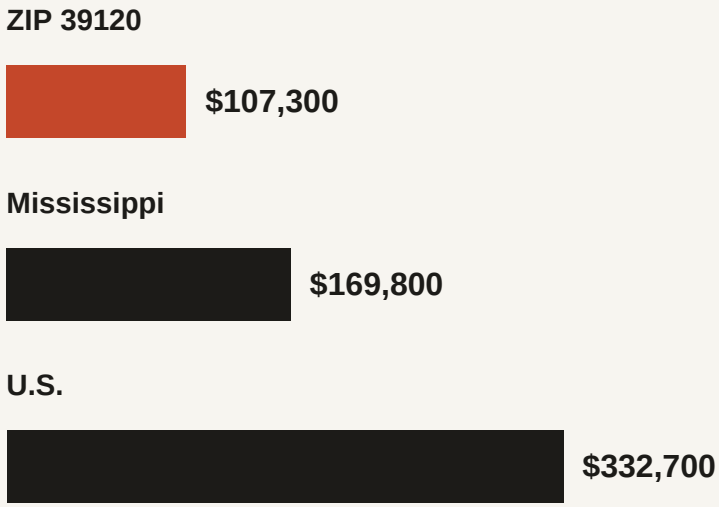
38–100

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 37% less than Mississippi's.



$107,300

median home value in ZIP 39120.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 39120'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/39120/**