ZIP 39423, Beaumont, Mississippi.

Current market data.

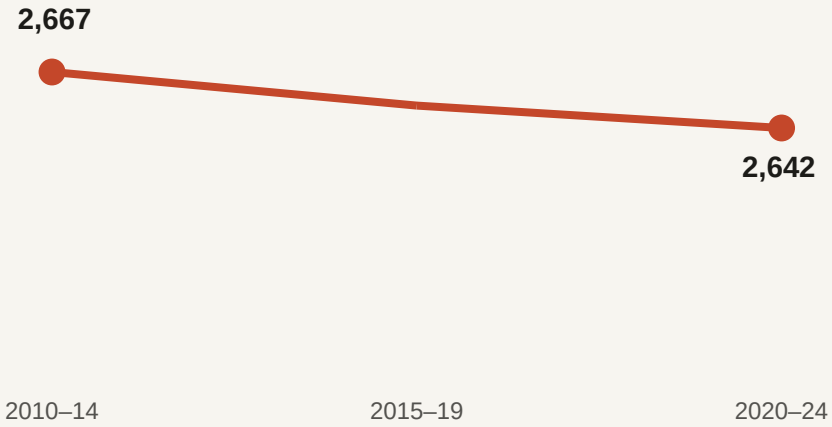
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

2,642 people call ZIP 39423 home.

2,642

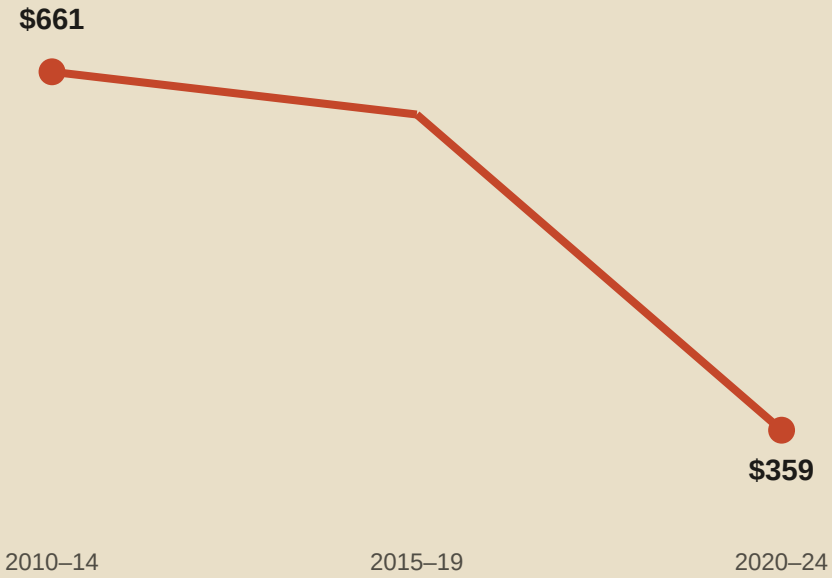
people.



Source: Census ACS 5-year, 2020-2024

RENT

Median rent is down 46% since the 2010–2014 survey, before inflation.



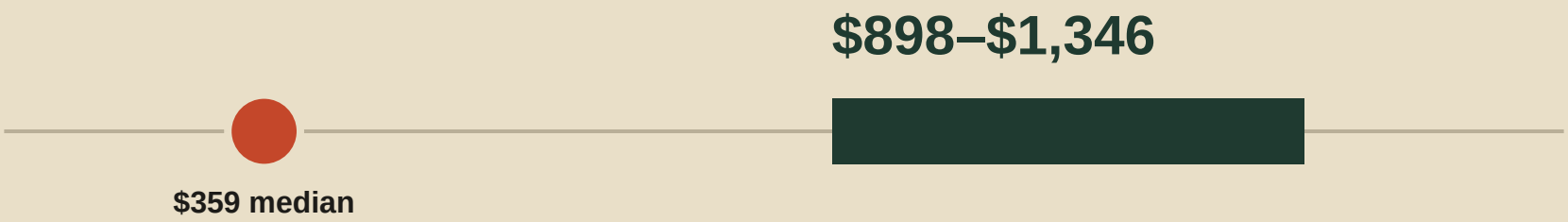
$359

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

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 0–0.2% to the 1,294 homes here.

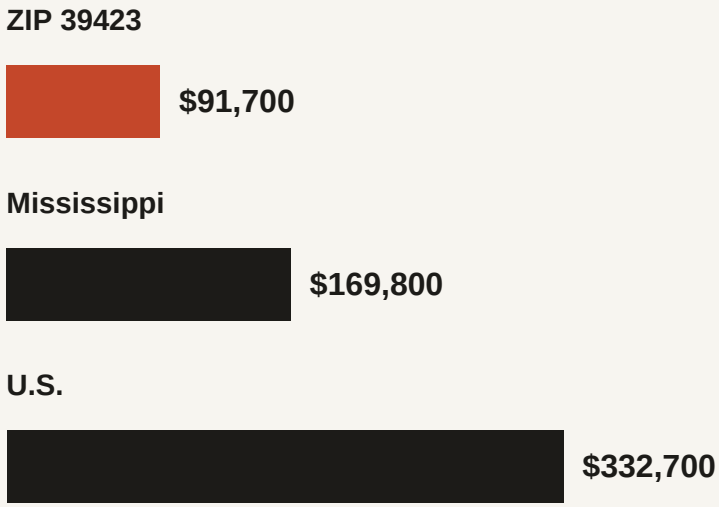
0–2

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 46% less than Mississippi's.



$91,700

median home value in ZIP 39423.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 39423'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/39423/**