ZIP 39652, Magnolia, Mississippi.

Current market data.

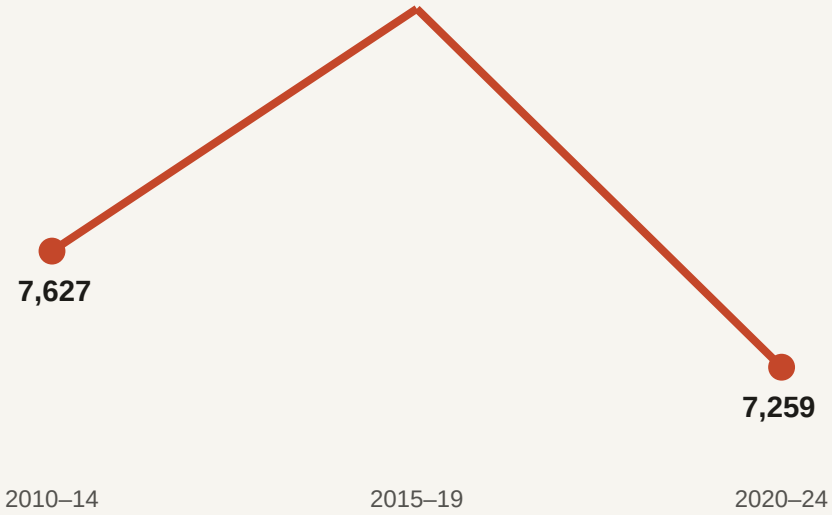
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

7,259 people call ZIP 39652 home.

7,259

people.



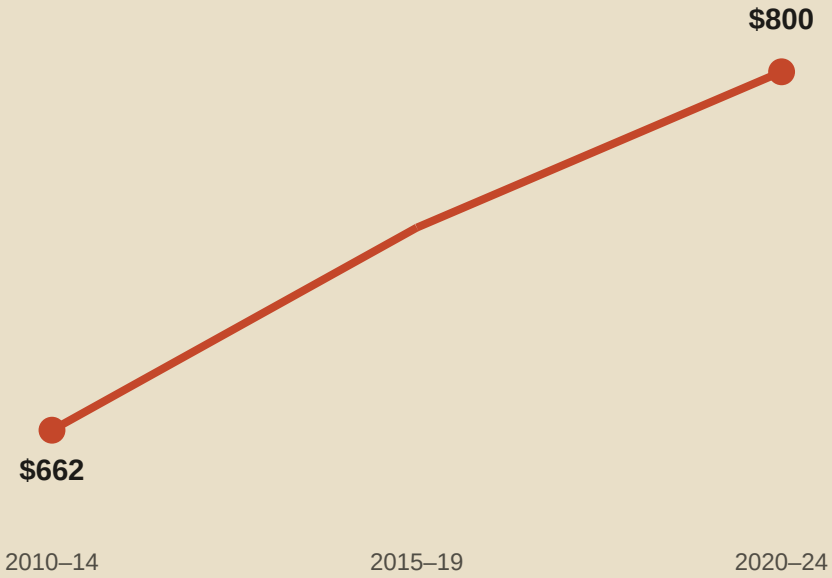
Source: Census ACS 5-year, 2020-2024

RENT

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

$800

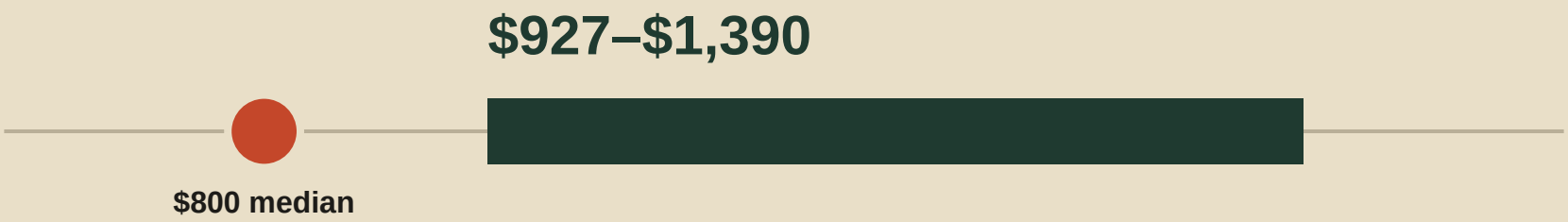
a month. Mississippi's median is $954.



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.

81%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 3,831 homes here.

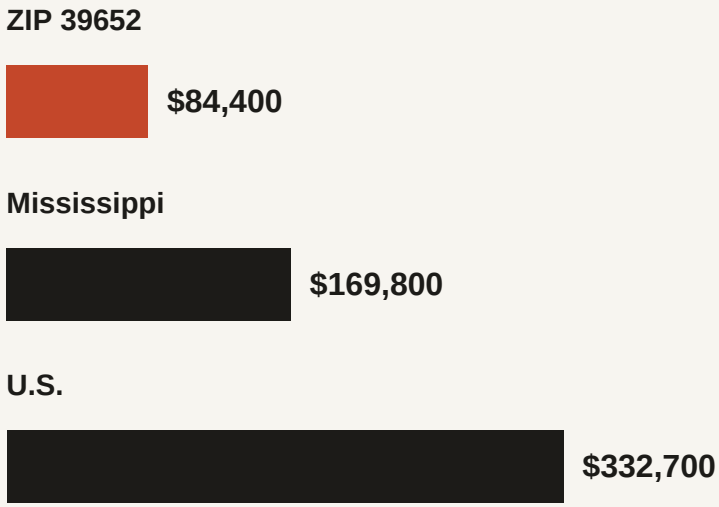
5–18

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 50% less than Mississippi's.



$84,400

median home value in ZIP 39652.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 39652'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/39652/**