



ZIP 39745, French Camp, Mississippi.

Current market data.

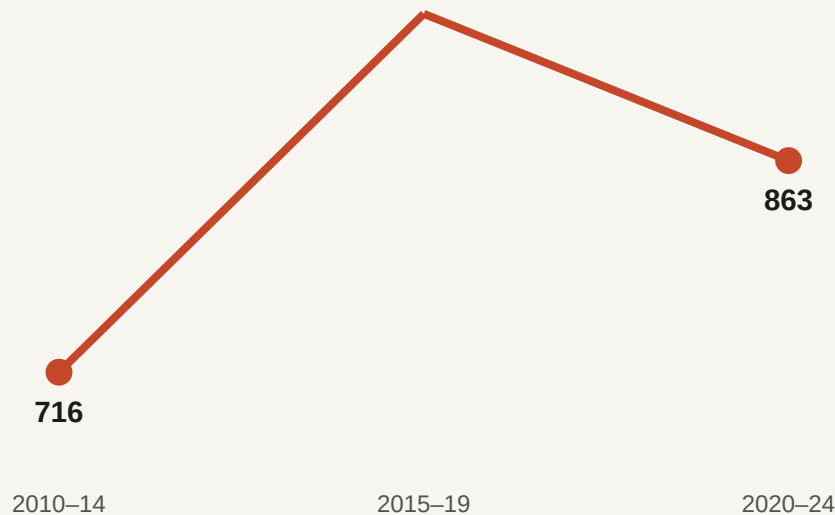
8 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

863 people call ZIP 39745 home.

863

people.



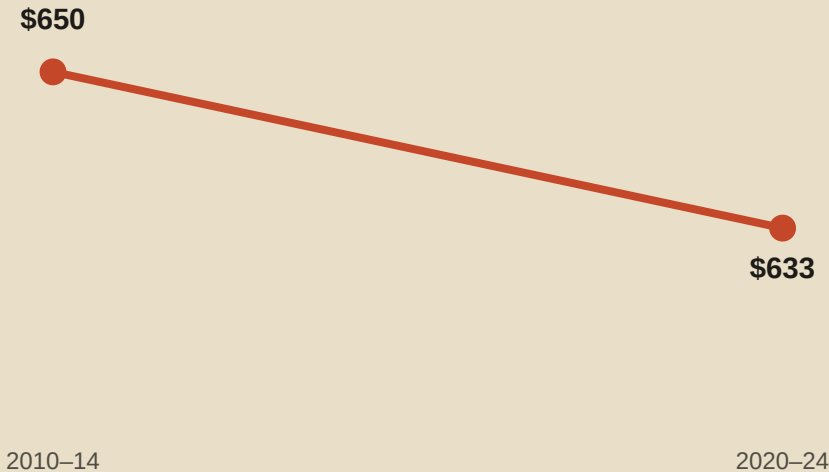


RENT

**Median rent is down 3%
since the 2010–2014
survey, before inflation.**

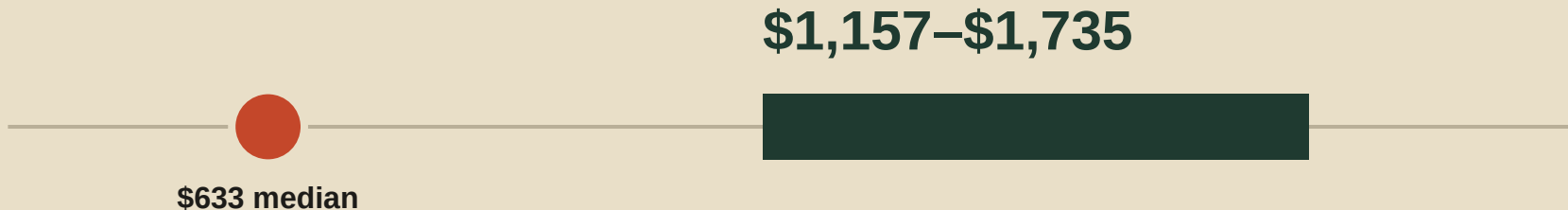
\$633

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



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

70% of the housing here was built before 2000.

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 433 homes here.

1–5

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



HOME VALUE

A median home costs 63% less than Mississippi's.

\$63,000

median home value in ZIP 39745.

ZIP 39745



\$63,000

Mississippi



\$169,800

U.S.



\$332,700

THAT WAS ZIP 39745'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/39745/

The Almanac · your hyper-diligent research partner