

Benton County, MS

County · MS · Mississippi

\$108K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$176K

MEDIAN VALUE (AVM)

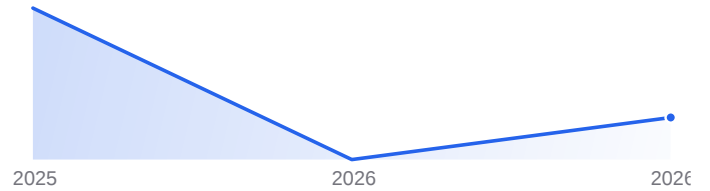
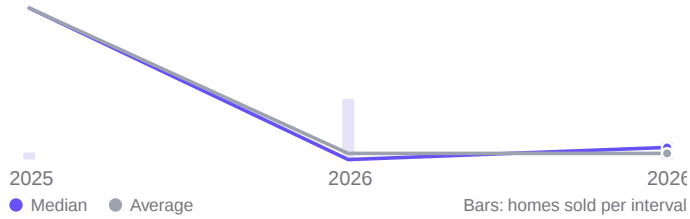
MARKET TRENDS (5 YEARS)

Sale prices

Median \$140K · Average \$117K

Price per square foot

\$101/ft²

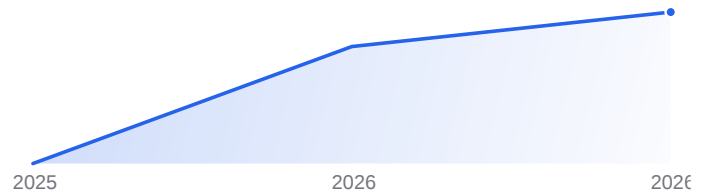
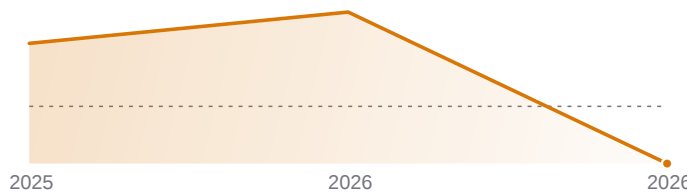


Sale premium vs estimated value

-14.8%

Annual turnover (share of homes sold)

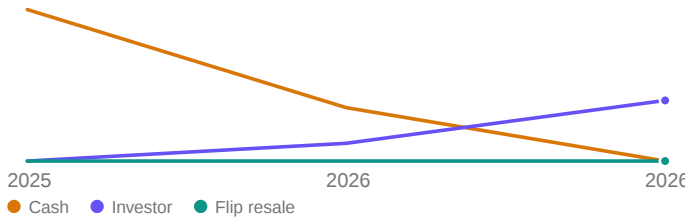
0.4%



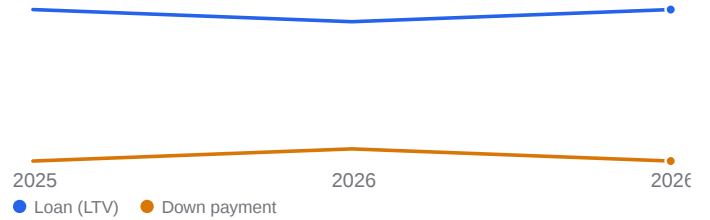
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 20% · Flip resale 0%

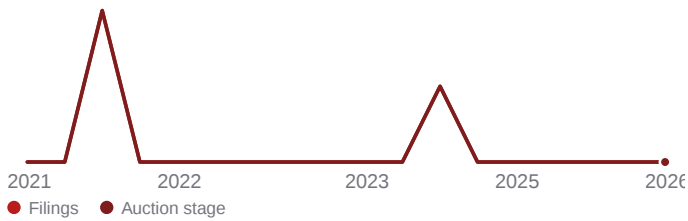


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,673
Median value (AVM)	\$176K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1980
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.7%
Owner occupied	50%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	7,601
Density	19 / mi²
Median household income	\$47K

Average household income	\$62K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	112
Homes occupied	78%
Bachelor's or higher	6%
Poverty rate	22.8%
Unemployment	0.6%
Average temp	60°F
Annual precip	58 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.