

Calhoun County, MS

County · MS · Mississippi

SELLER'S MARKET

\$112K

MEDIAN SALE PRICE

+48.8%

1-YR CHANGE

31

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100



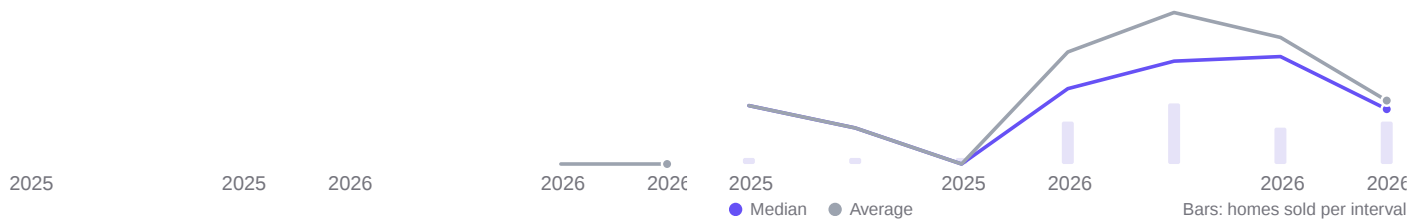
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$82K · Average \$89K

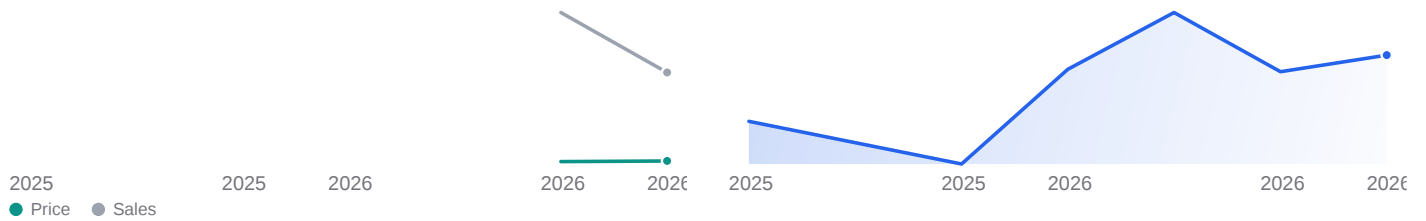


Growth (year over year)

Price +48.8% · Sales +1450.0%

Price per square foot

\$66/ft²

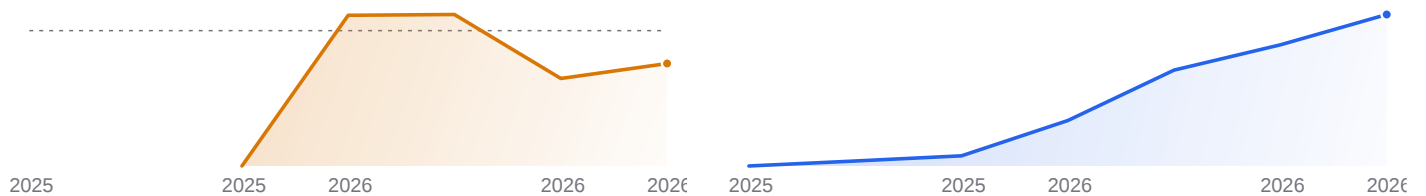


Sale premium vs estimated value

-17.5%

Annual turnover (share of homes sold)

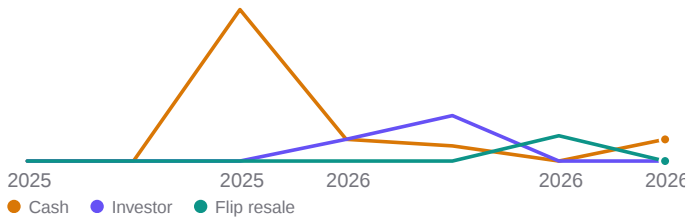
0.5%



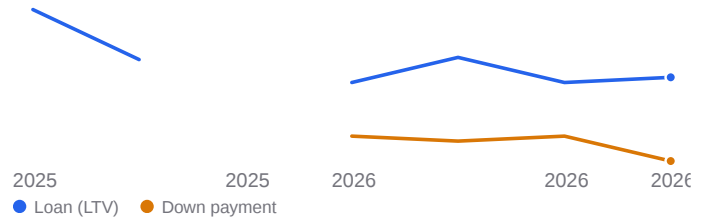
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

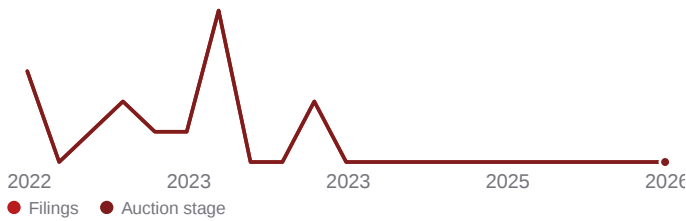


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,720
Median value (AVM)	\$125K
Median size	1,516 ft²
Median bedrooms	3
Median year built	1975
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.9%
Owner occupied	67%
Company owned	8.8%
Median loan-to-value	27%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	12,766
Density	22 / mi²
Median household income	\$48K

Average household income	\$60K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	63
Homes occupied	81%
Bachelor's or higher	8%
Poverty rate	15.2%
Unemployment	0.6%
Average temp	62°F
Annual precip	58 in
Sunshine	64%

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