

Chickasaw County, MS

County · MS · Mississippi

SELLER'S MARKET

\$131K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$140K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

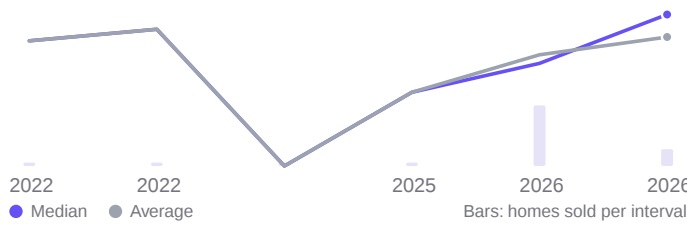
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Sale prices

Median \$171K · Average \$149K



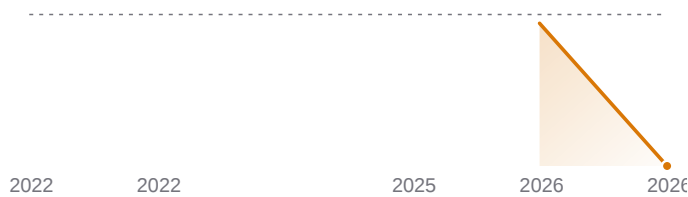
Price per square foot

\$79/ft²



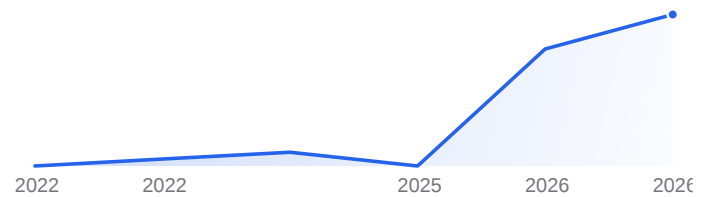
Sale premium vs estimated value

-33.1%



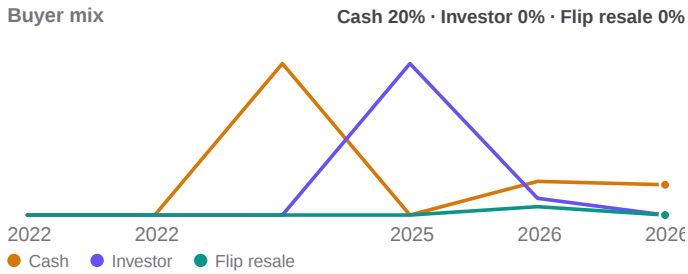
Annual turnover (share of homes sold)

0.3%

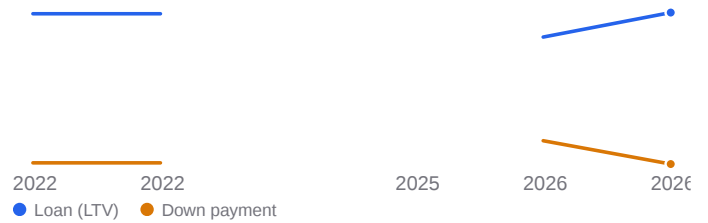


BUYERS & OUTCOMES

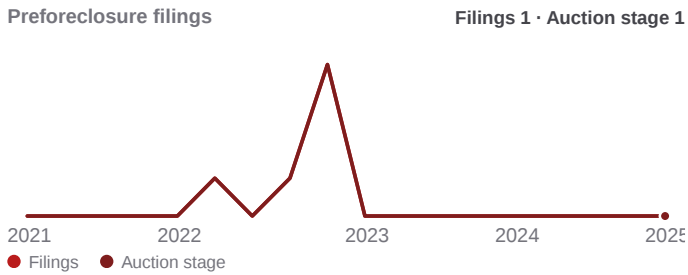
Buyer mix



Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings



HOUSING STOCK

Homes	6,605
Median value (AVM)	\$140K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1976
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.9%
Owner occupied	100%
Company owned	9.2%
Median loan-to-value	23%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	16,857
Density	34 / mi²
Median household income	\$43K

Average household income	\$55K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	83%
Bachelor's or higher	7%
Poverty rate	30.0%
Unemployment	0.9%
Average temp	62°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.