

Choctaw County, MS

County · MS · Mississippi

BALANCED MARKET

\$138K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



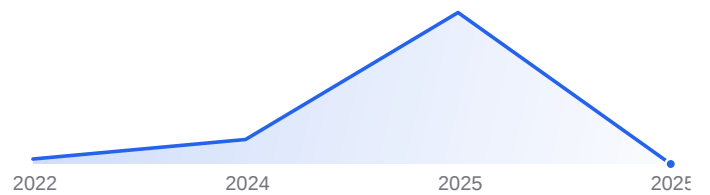
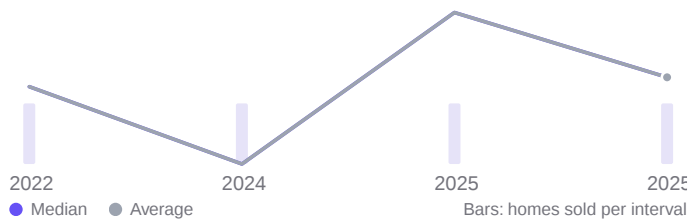
MARKET TRENDS (5 YEARS)

Sale prices

Median \$138K · Average \$138K

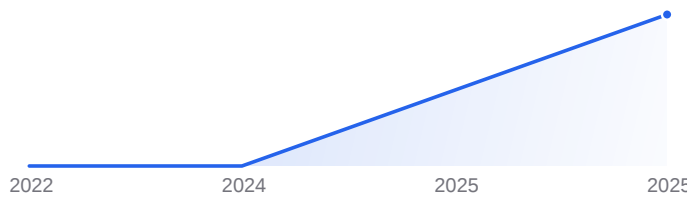
Price per square foot

\$52/ft²



Annual turnover (share of homes sold)

0.1%

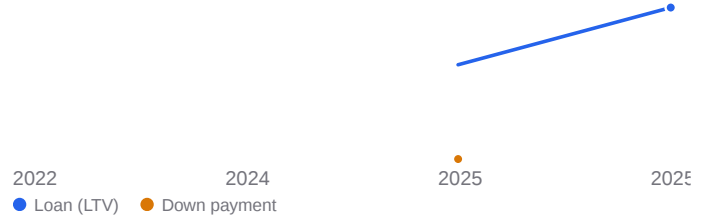
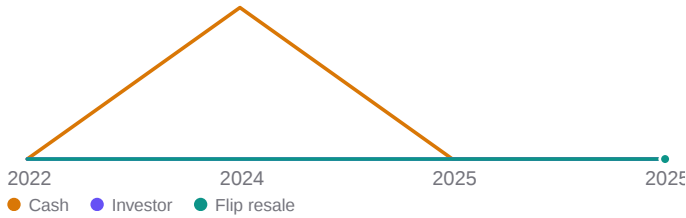


BUYERS & OUTCOMES

Buyer mix

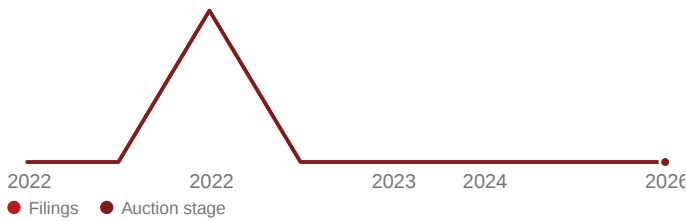
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 105% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,449
Median value (AVM)	\$190K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1980
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.4%
Owner occupied	59%
Company owned	8.6%
Median loan-to-value	0%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	8,130
Density	19 / mi²
Median household income	\$52K

Average household income	\$69K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	45
Homes occupied	79%
Bachelor's or higher	8%
Poverty rate	19.7%
Unemployment	1.1%
Average temp	63°F
Annual precip	58 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.