

Clay County, MS

County · MS · Mississippi

\$187K

MEDIAN SALE PRICE

44

SALES (12 MO)

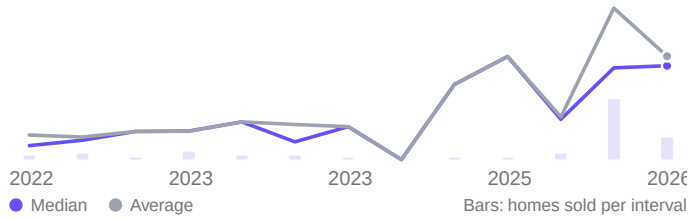
\$140K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

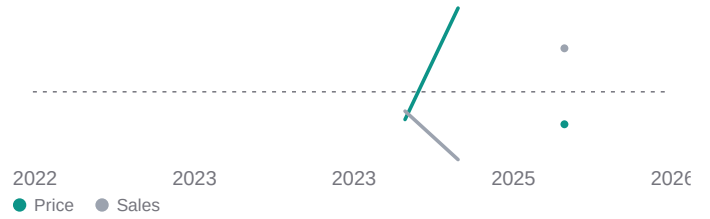
Sale prices

Median \$188K · Average \$205K



Growth (year over year)

Price -37.2% · Sales +50.0%



Price per square foot

\$90/ft²



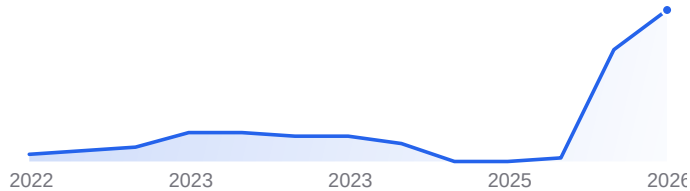
Sale premium vs estimated value

+21.7%



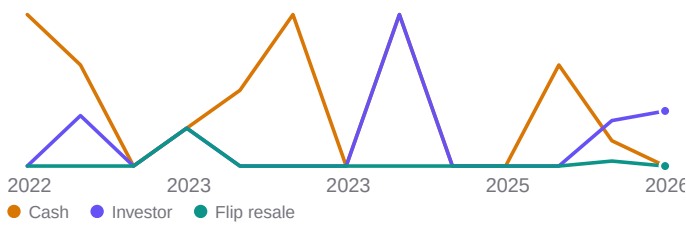
Annual turnover (share of homes sold)

0.6%

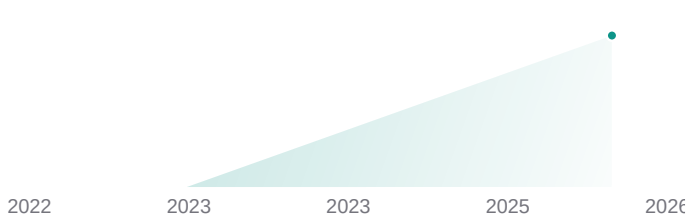


BUYERS & OUTCOMES

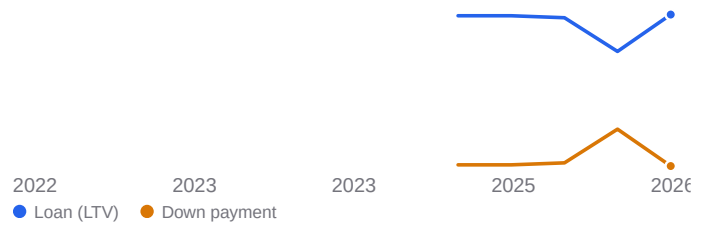
Buyer mix



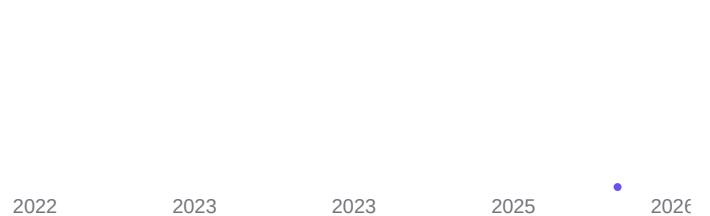
Sellers who sold at a gain



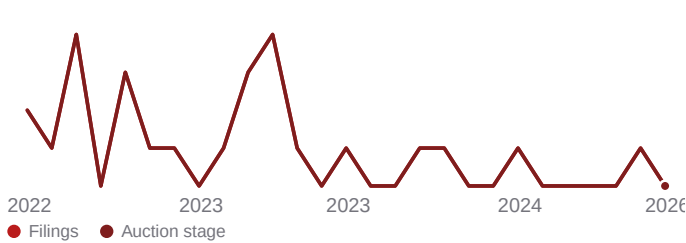
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	6,832
Median value (AVM)	\$140K
Median size	1,542 ft²
Median bedrooms	3
Median year built	1976
Single family	88%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.0%
Owner occupied	79%
Company owned	16%
Median loan-to-value	0%

Typical ownership tenure

18.5 yrs

COMMUNITY

Population	18,272
Density	45 / mi²
Median household income	\$42K
Average household income	\$61K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	47
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	21.7%
Unemployment	1.0%
Average temp	63°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.