

# Copiah County, MS

County · MS · Mississippi

BALANCED MARKET

**\$176K**

MEDIAN SALE PRICE

**42**

SALES (12 MO)

**\$140K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



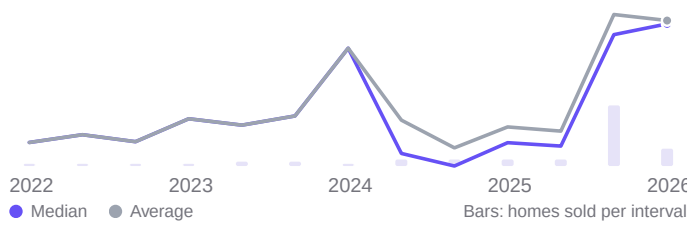
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$198K · Average \$202K

Growth (year over year)

Price -3.0% · Sales -16.7%

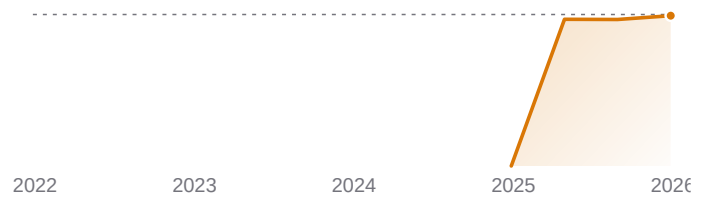
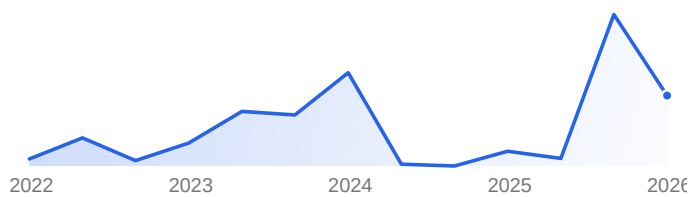


Price per square foot

\$66/ft<sup>2</sup>

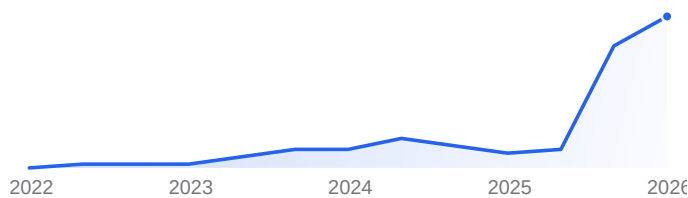
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

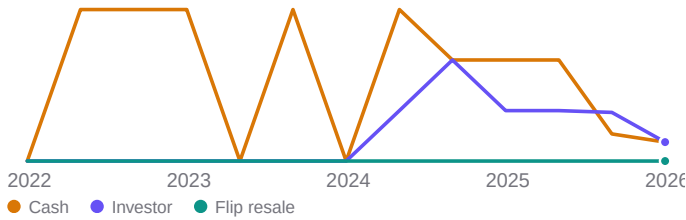
0.4%



## BUYERS & OUTCOMES

### Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



Sellers who sold at a gain

100%

Median annualized return at resale

+5.8%

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



Typical hold before selling

10.6 yrs

Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,643    |
| Median value (AVM) | \$140K    |
| Median size        | 1,538 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 77%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 83%     |
| Underwater (LTV 125% or more) | 2.4%    |
| Owner occupied                | 71%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 8.2 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 27,582   |
| Density                          | 36 / mi² |
| Median household income          | \$51K    |
| Average household income         | \$81K    |
| Crime index (US avg 100)         | 119      |
| Air pollution index (US avg 100) | 90       |
| Earthquake index (US avg 100)    | 32       |
| Homes occupied                   | 88%      |
| Bachelor's or higher             | 17%      |
| Poverty rate                     | 22.7%    |
| Unemployment                     | 0.8%     |
| Average temp                     | 65°F     |
| Annual precip                    | 60 in    |
| Sunshine                         | 61%      |

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.