

Forrest County, MS

County · MS · Mississippi

SELLER'S MARKET

\$276K

MEDIAN SALE PRICE

+452.8%

1-YR CHANGE

218

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

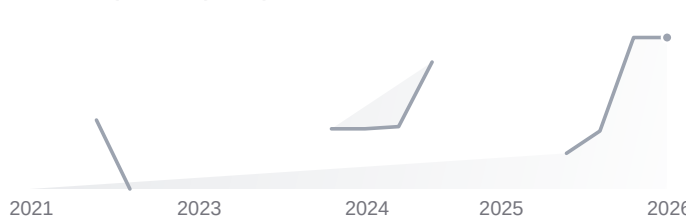
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

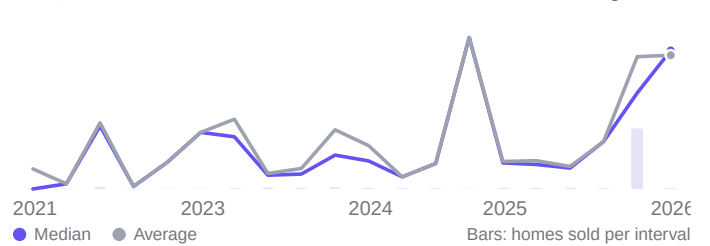
Market temperature (0–100)

79 / 100



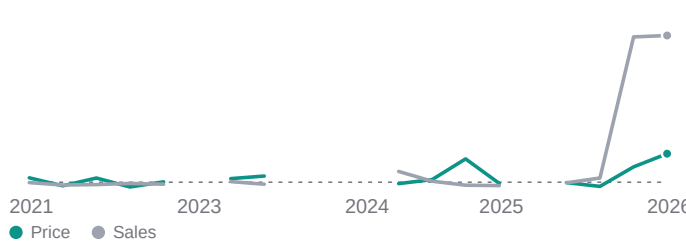
Sale prices

Median \$336K · Average \$325K



Growth (year over year)

Price +452.8% · Sales +2322.2%



Price per square foot

\$154/ft²



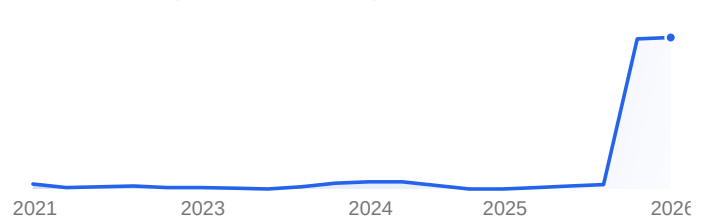
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

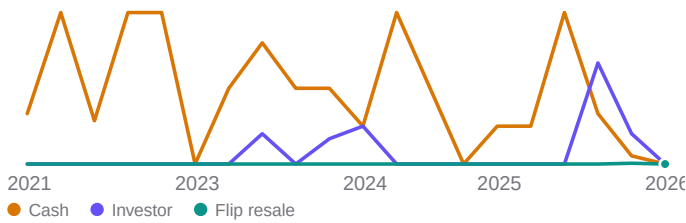
0.9%



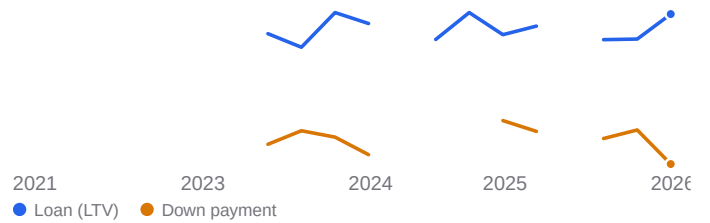
BUYERS & OUTCOMES

Buyer mix

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



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



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	23,887
Median value (AVM)	\$200K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1975
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.5%
Owner occupied	78%
Company owned	15%
Median loan-to-value	38%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	78,781
Density	169 / mi²
Median household income	\$55K

Average household income	\$75K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	34
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	19.6%
Unemployment	0.9%
Average temp	66°F
Annual precip	63 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.