

Hancock County, MS

County · MS · Mississippi

SELLER'S MARKET

\$271K

MEDIAN SALE PRICE

166

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$266K · Average \$366K

2021 2023 2024 2025 2026

2021 2023 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price -69.8% · Sales +71.4%

Price per square foot

\$120/ft²

2021 2023 2024 2025 2026
● Price ● Sales

2021 2023 2024 2025 2026

Sale premium vs estimated value

-9.2%

Annual turnover (share of homes sold)

0.8%

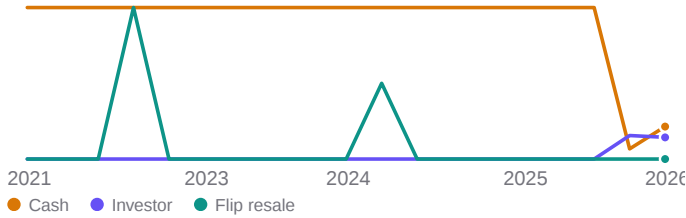
2021 2023 2024 2025 2026

2021 2023 2024 2025 2026

BUYERS & OUTCOMES

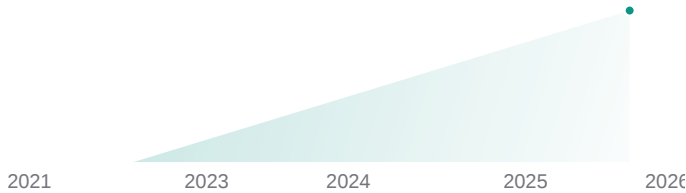
Buyer mix

Cash 21% · Investor 14% · Flip resale 0%



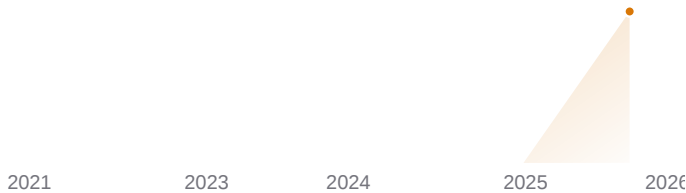
Sellers who sold at a gain

100%



Median annualized return at resale

+16.1%

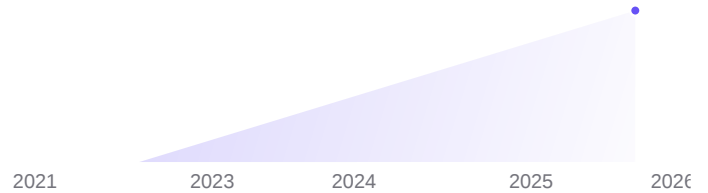


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



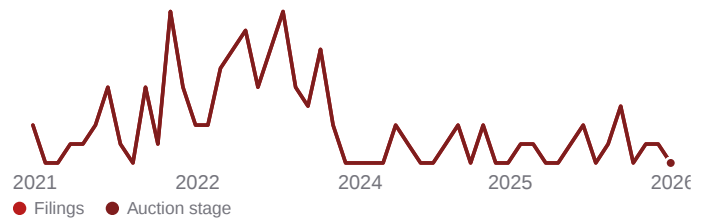
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,243
Median value (AVM)	\$262K
Median size	1,852 ft²
Median bedrooms	3
Median year built	1998
Single family	91%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	93%
Underwater (LTV 125% or more)	0.3%
Owner occupied	69%
Company owned	12%
Median loan-to-value	0%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	46,846
Density	99 / mi²
Median household income	\$65K
Average household income	\$94K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	34
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	10.8%
Unemployment	0.7%
Average temp	67°F
Annual precip	65 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.