

Lamar County, MS

County · MS · Mississippi

STRONG BUYER'S MARKET

\$301K

MEDIAN SALE PRICE

+254.5%

1-YR CHANGE

8

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 2 / 100



Buyer's market

Balanced

Seller's market

HOUSING STOCK

Homes	21,501
Median value (AVM)	\$270K
Median size	1,836 ft²
Median bedrooms	5
Median year built	1998
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	82%
Company owned	13%
Median loan-to-value	44%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	67,121
Density	135 / mi²
Median household income	\$69K
Average household income	\$98K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	36
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	14.3%
Unemployment	0.8%
Average temp	66°F
Annual precip	63 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2021, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.