

Lincoln County, MS

County · MS · Mississippi

SELLER'S MARKET

\$186K

MEDIAN SALE PRICE

+45.9%

1-YR CHANGE

97

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$158K · Average \$203K

2023 2024 2025 2026 2027

2023 2024 2025 2026 2027

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +45.9% · Sales +1285.7%

Price per square foot

\$93/ft²

2023 2024 2025 2026 2027

● Price ● Sales

2023 2024 2025 2026 2027

Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

0.6%

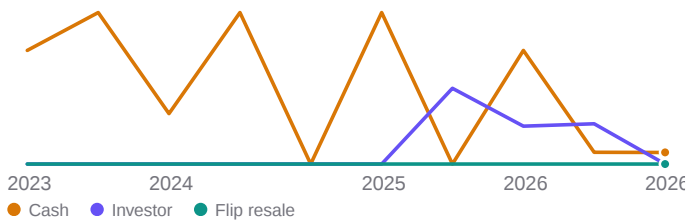
2023 2024 2025 2026 2027

2023 2024 2025 2026 2027

BUYERS & OUTCOMES

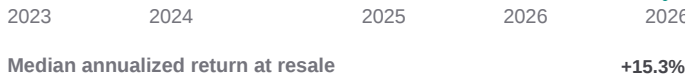
Buyer mix

Cash 7.7% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

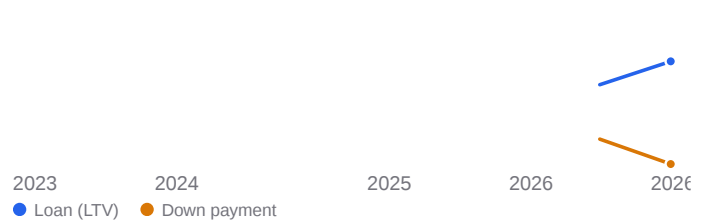
100%



Median annualized return at resale

+15.3%

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



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1

HOUSING STOCK

Homes	16,129
Median value (AVM)	\$162K
Median size	1,739 ft²
Median bedrooms	3
Median year built	1981
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.6%
Owner occupied	69%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	35,102
Density	60 / mi²
Median household income	\$50K
Average household income	\$69K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	31
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	26.3%
Unemployment	0.9%
Average temp	65°F
Annual precip	62 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.