

Madison County, MS

County · MS · Mississippi

SELLER'S MARKET

\$364K

MEDIAN SALE PRICE

+128.8%

1-YR CHANGE

377

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

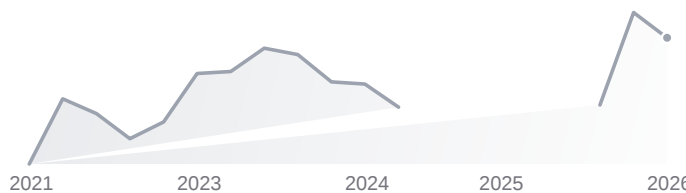
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

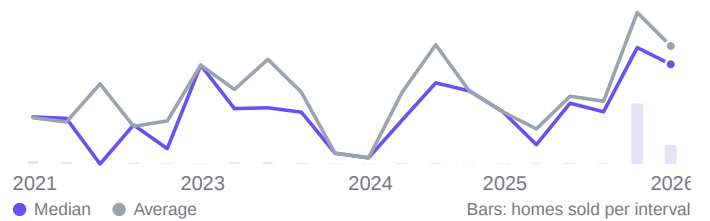
Market temperature (0–100)

66 / 100



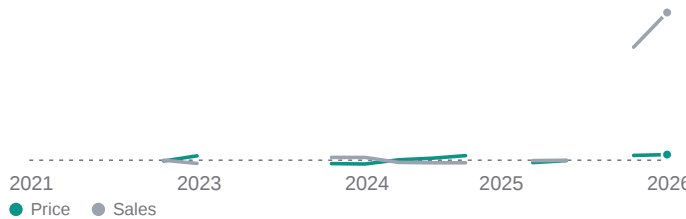
Sale prices

Median \$319K · Average \$374K



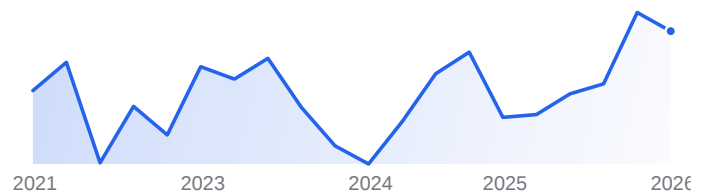
Growth (year over year)

Price +128.8% · Sales +3327.3%



Price per square foot

\$131/ft²



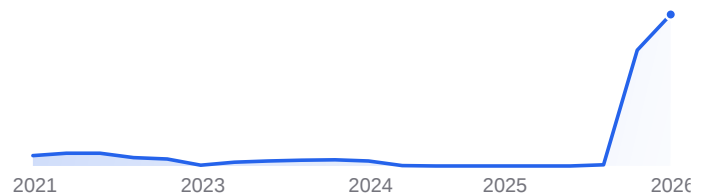
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

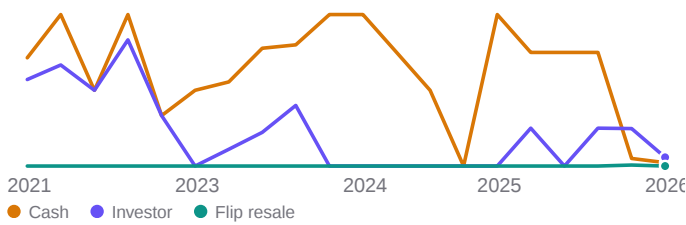
1.1%



BUYERS & OUTCOMES

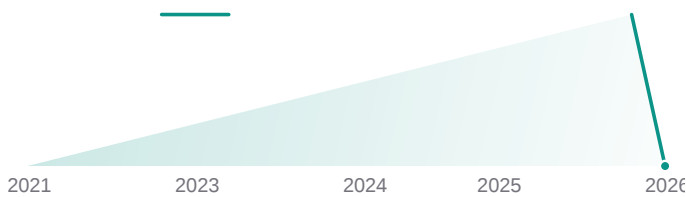
Buyer mix

Cash 2.3% · Investor 5.7% · Flip resale 0%



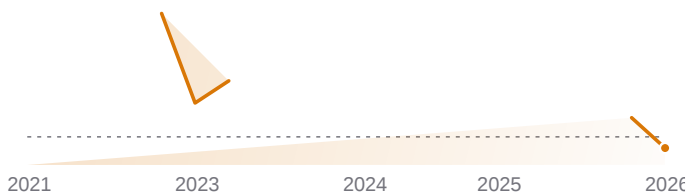
Sellers who sold at a gain

0%

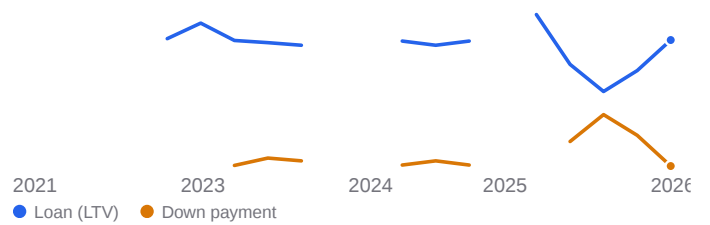


Median annualized return at resale

-2.4%

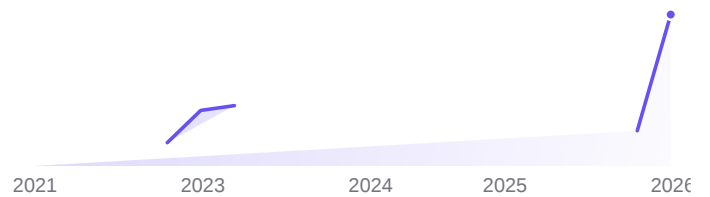


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	34,511
Median value (AVM)	\$308K
Median size	2,217 ft²
Median bedrooms	3
Median year built	1995
Single family	95%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.0%
Owner occupied	84%
Company owned	12%
Median loan-to-value	55%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	114,760
Density	161 / mi²
Median household income	\$86K
Average household income	\$119K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	42
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	8.7%
Unemployment	0.7%
Average temp	64°F
Annual precip	57 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.