

Marion County, MS

County · MS · Mississippi

SELLER'S MARKET

\$136K

MEDIAN SALE PRICE

+224.0%

1-YR CHANGE

62

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



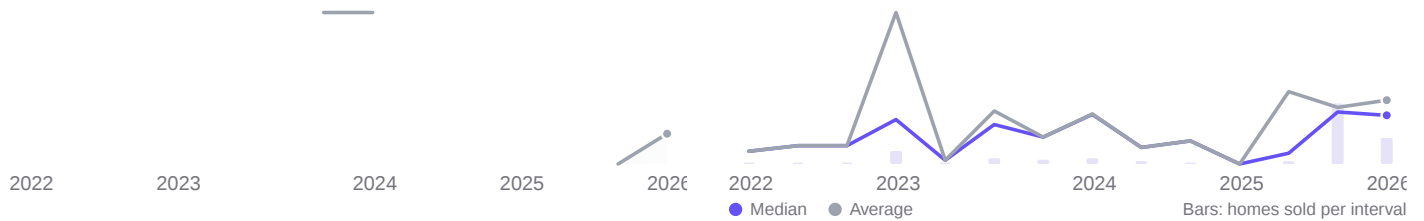
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$139K · Average \$178K



Growth (year over year)

Price +224.0% · Sales +933.3%

Price per square foot

\$75/ft²

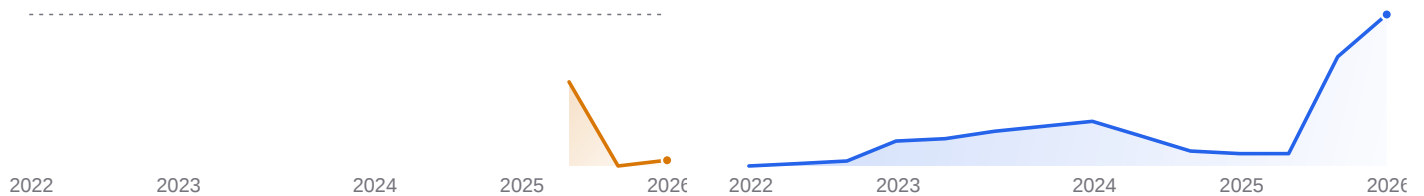


Sale premium vs estimated value

-5.8%

Annual turnover (share of homes sold)

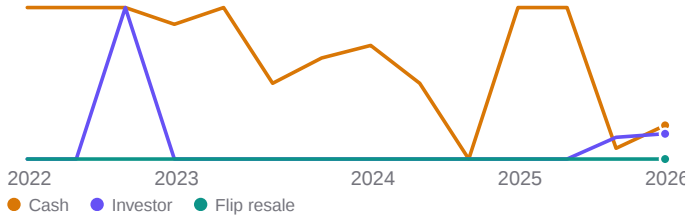
0.6%



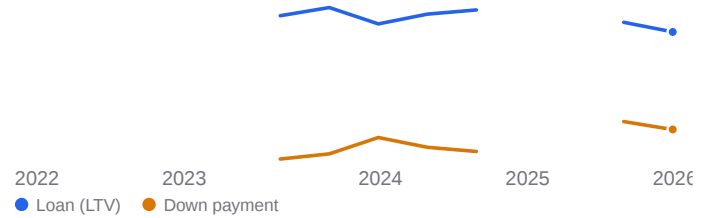
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 17% · Flip resale 0%

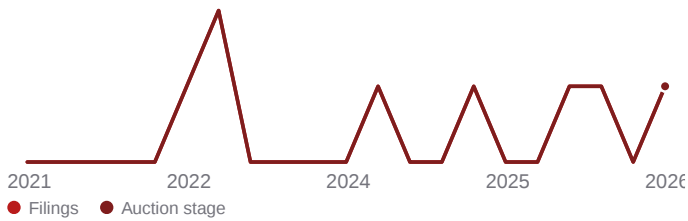


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,673
Median value (AVM)	\$150K
Median size	1,621 ft²
Median bedrooms	3
Median year built	1982
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.7%
Owner occupied	67%
Company owned	12%
Median loan-to-value	20%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	24,166
Density	45 / mi²
Median household income	\$43K

Average household income	\$62K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	18.5%
Unemployment	1.0%
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.