

Marshall County, MS

County · MS · Mississippi

BUYER'S MARKET

\$220K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

157

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



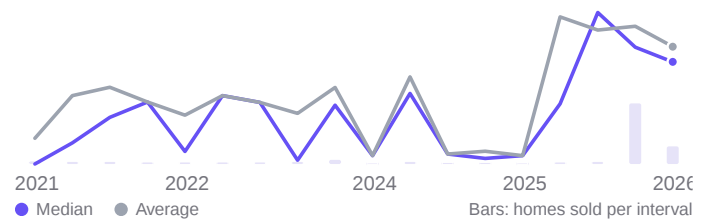
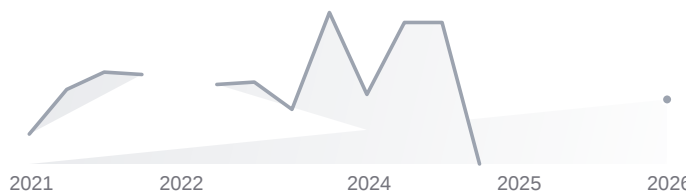
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$206K · Average \$233K

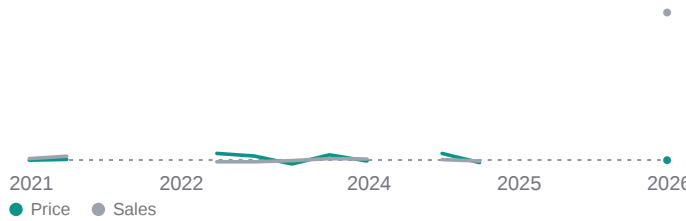


Growth (year over year)

Price -5.8% · Sales +3040.0%

Price per square foot

\$155/ft²

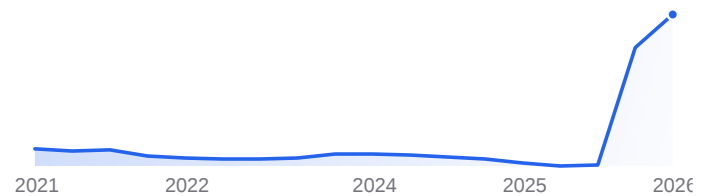


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

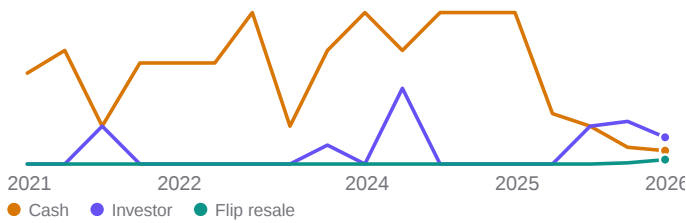
0.8%



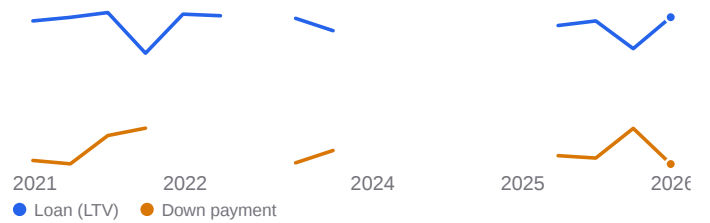
BUYERS & OUTCOMES

Buyer mix

Cash 8.8% · Investor 18% · Flip resale 2.9%

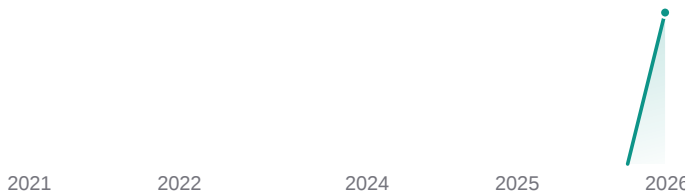


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Sellers who sold at a gain

50%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	19,282
Median value (AVM)	\$194K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1990
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.1%
Owner occupied	63%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	34,668
Density	49 / mi²
Median household income	\$53K
Average household income	\$78K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	138
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	17.8%
Unemployment	1.0%
Average temp	60°F
Annual precip	56 in
Sunshine	64%

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.