

Neshoba County, MS

County · MS · Mississippi

\$242K

MEDIAN SALE PRICE

+210.2%

1-YR CHANGE

8

SALES (12 MO)

\$148K

MEDIAN VALUE (AVM)

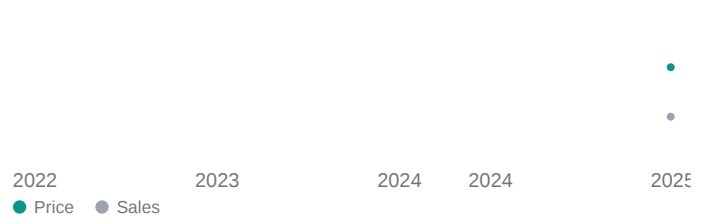
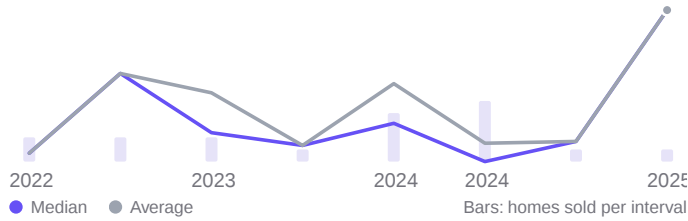
MARKET TRENDS (5 YEARS)

Sale prices

Median \$242K · Average \$242K

Growth (year over year)

Price +210.2% · Sales +100.0%

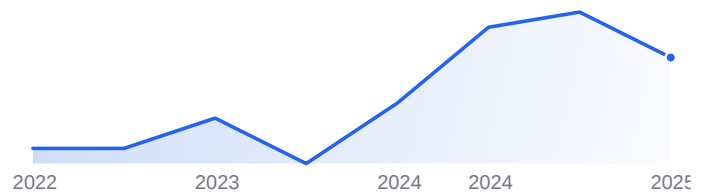
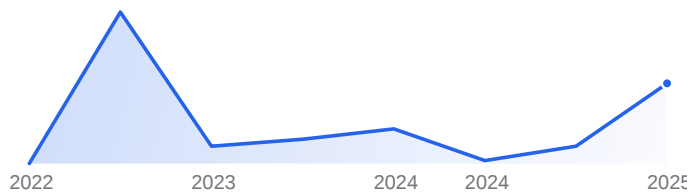


Price per square foot

\$92/ft²

Annual turnover (share of homes sold)

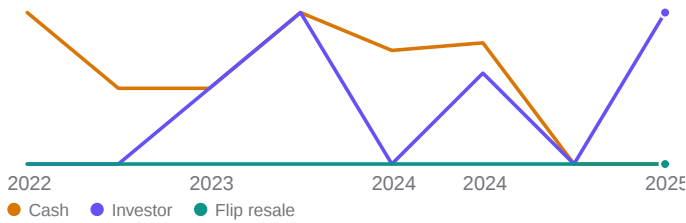
0.1%



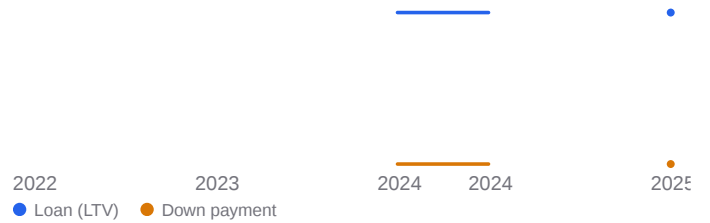
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

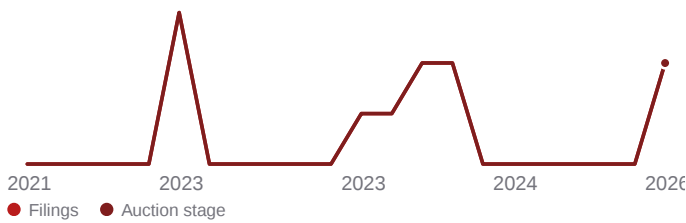


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,482
Median value (AVM)	\$148K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1980
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	5.1%
Owner occupied	70%
Company owned	8.7%
Median loan-to-value	0%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	29,060
Density	51 / mi²
Median household income	\$52K

Average household income	\$67K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	42
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	27.9%
Unemployment	0.9%
Average temp	63°F
Annual precip	58 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.