

Pearl River County, MS

County · MS · Mississippi

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

+294.4%

1-YR CHANGE

53

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

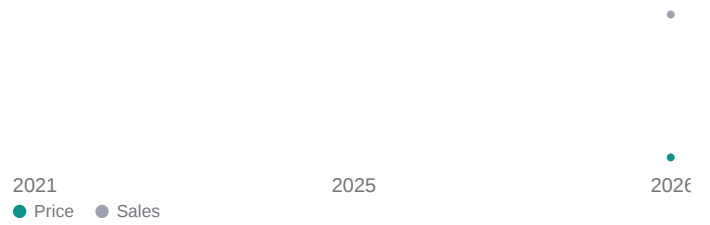
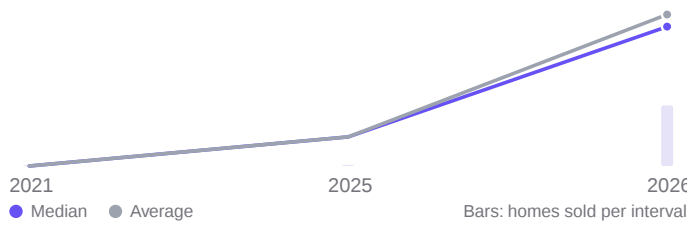
MARKET TRENDS (5 YEARS)

Sale prices

Median \$240K · Average \$259K

Growth (year over year)

Price +294.4% · Sales +5200.0%

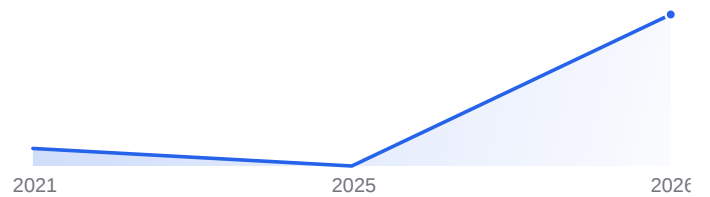
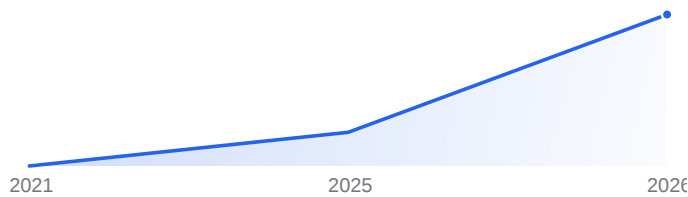


Price per square foot

\$152/ft²

Annual turnover (share of homes sold)

0.2%

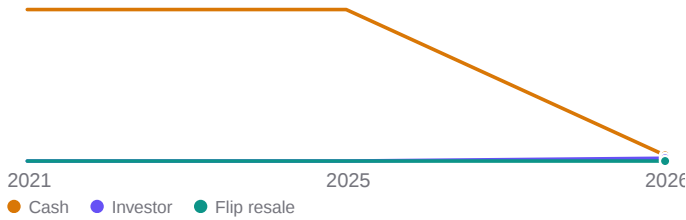


BUYERS & OUTCOMES

Buyer mix

Cash 3.8% · Investor 1.9% · Flip resale 0%

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



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	27,925
Median value (AVM)	\$220K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1993
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	92%
Underwater (LTV 125% or more)	0.4%
Owner occupied	72%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	59,542
Density	73 / mi²
Median household income	\$55K

Average household income	\$76K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	18.1%
Unemployment	0.9%
Average temp	67°F
Annual precip	65 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.