

Rankin County, MS

County · MS · Mississippi

SELLER'S MARKET

\$271K

MEDIAN SALE PRICE

614

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

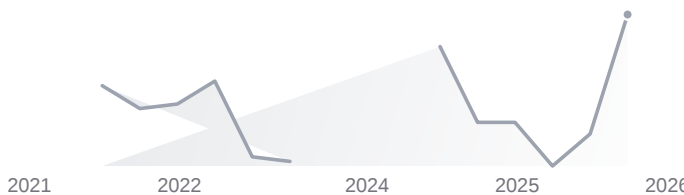
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

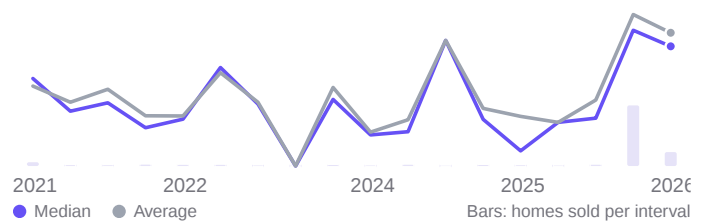
Market temperature (0–100)

79 / 100



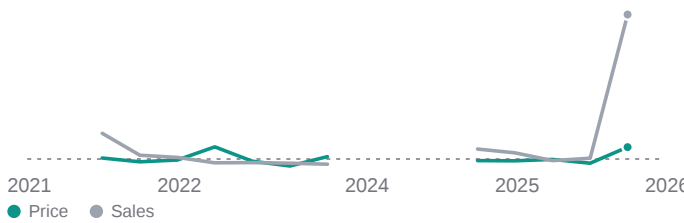
Sale prices

Median \$248K · Average \$274K



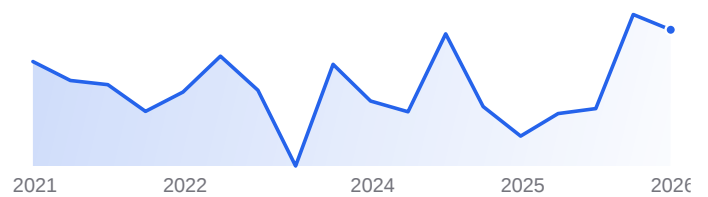
Growth (year over year)

Price +165.3% · Sales +1995.8%



Price per square foot

\$128/ft²



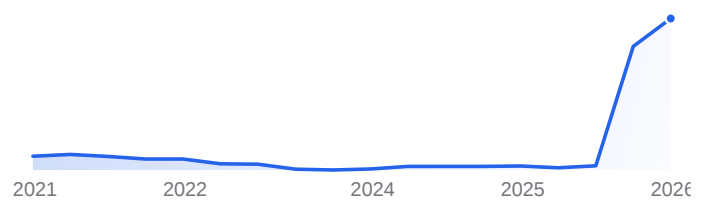
Sale premium vs estimated value

-3.9%



Annual turnover (share of homes sold)

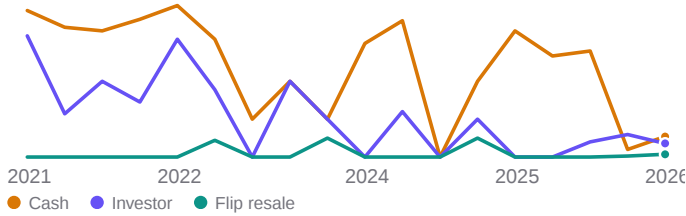
1.1%



BUYERS & OUTCOMES

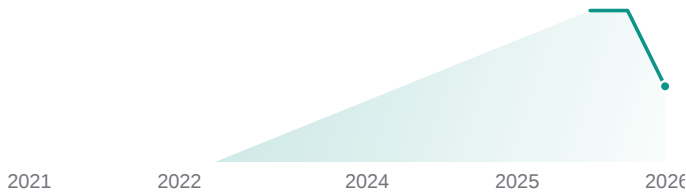
Buyer mix

Cash 14% · Investor 9.0% · Flip resale 1.8%



Sellers who sold at a gain

50%

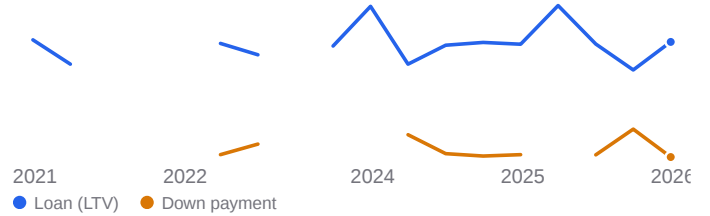


Median annualized return at resale

-4.7%

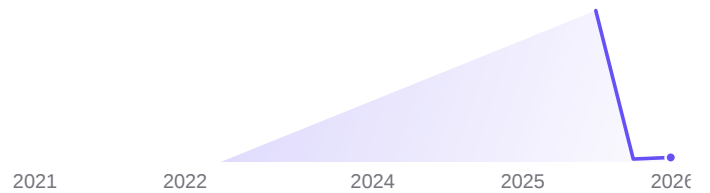


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



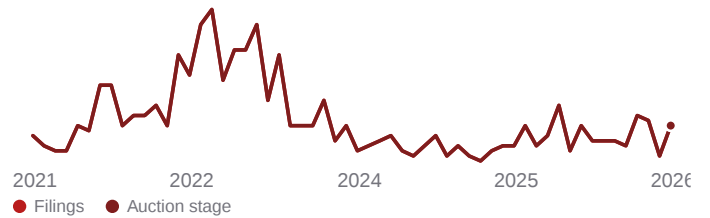
Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	53,896
Median value (AVM)	\$268K
Median size	2,003 ft²
Median bedrooms	3
Median year built	1995
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	161,351
Density	208 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	37
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	8.5%
Unemployment	0.7%
Average temp	64°F
Annual precip	58 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.