

Simpson County, MS

County · MS · Mississippi

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

88

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

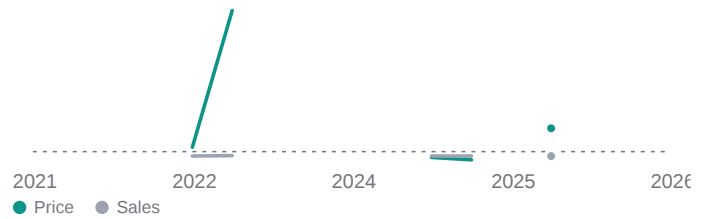
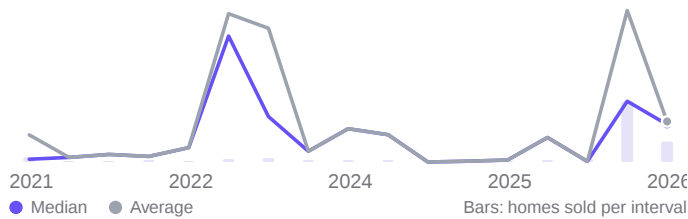
MARKET TRENDS (5 YEARS)

Sale prices

Median \$139K · Average \$147K

Growth (year over year)

Price +174.9% · Sales -33.3%

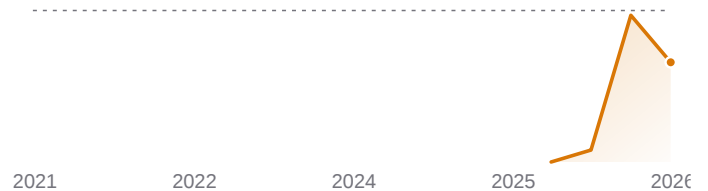


Price per square foot

\$77/ft²

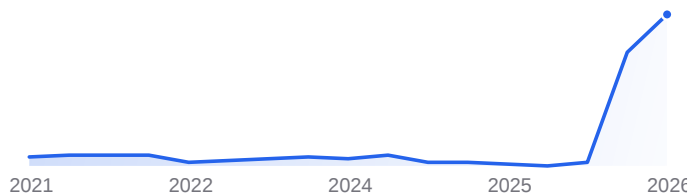
Sale premium vs estimated value

-11.2%



Annual turnover (share of homes sold)

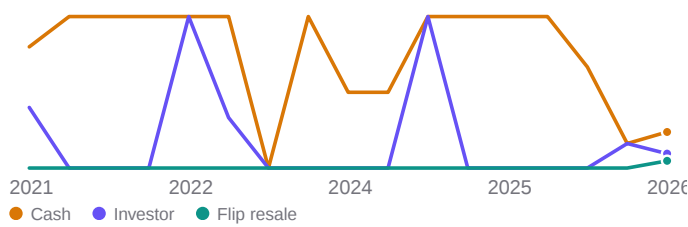
0.8%



BUYERS & OUTCOMES

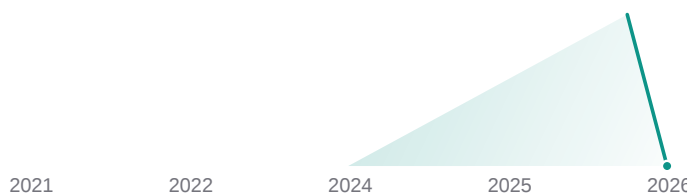
Buyer mix

Cash 24% · Investor 9.5% · Flip resale 4.8%



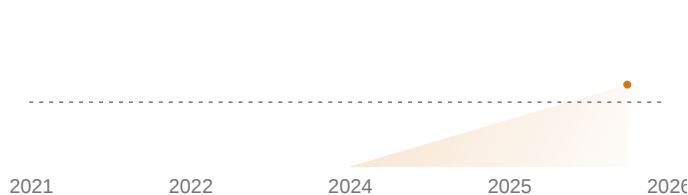
Sellers who sold at a gain

0%

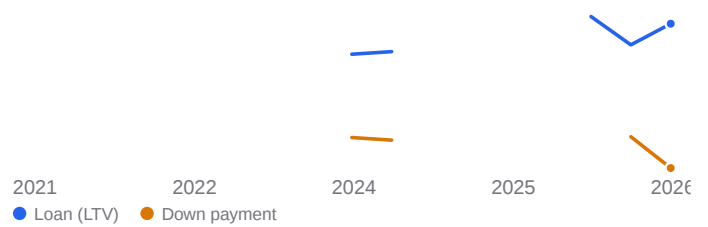


Median annualized return at resale

+5.6%

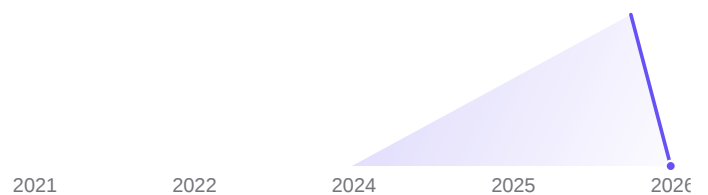


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



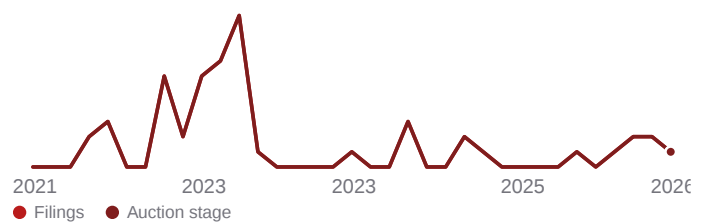
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,052
Median value (AVM)	\$206K
Median size	1,642 ft²
Median bedrooms	10
Median year built	1982
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.2%
Owner occupied	72%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	25,750
Density	44 / mi²
Median household income	\$55K
Average household income	\$78K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	35
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	14.5%
Unemployment	0.9%
Average temp	64°F
Annual precip	60 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.