

Smith County, MS

County · MS · Mississippi

\$208K

MEDIAN SALE PRICE

27

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

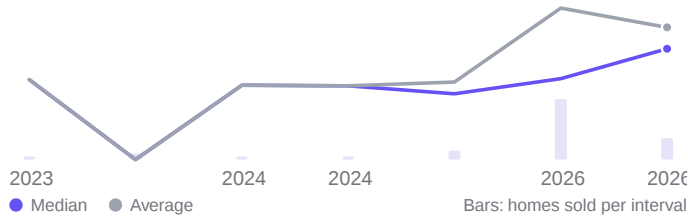
MARKET TRENDS (5 YEARS)

Sale prices

Median \$217K · Average \$255K

Growth (year over year)

Price -44.6% · Sales +200.0%



Price per square foot

\$73/ft²

Sale premium vs estimated value

-31.5%



Annual turnover (share of homes sold)

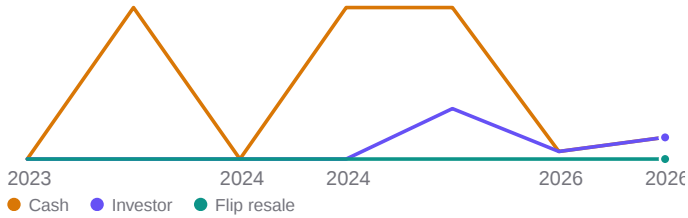
0.4%



BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

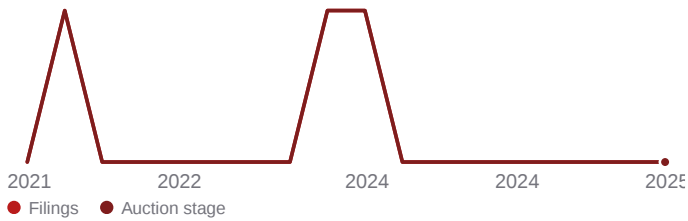


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,022
Median value (AVM)	\$201K
Median size	1,697 ft²
Median year built	1982
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	2.3%
Owner occupied	83%
Company owned	8.1%
Median loan-to-value	0%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	14,134
Density	22 / mi²
Median household income	\$53K
Average household income	\$64K

Crime index (US avg 100)	107
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	36
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	19.1%
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.