

Warren County, MS

County · MS · Mississippi

STRONG BUYER'S MARKET

\$49K

MEDIAN SALE PRICE

-19.7%

1-YR CHANGE

15

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



HOUSING STOCK

Homes	18,459
Median value (AVM)	\$154K
Median size	1,749 ft²
Median bedrooms	3
Median year built	1974
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.5%
Owner occupied	71%
Company owned	14%
Median loan-to-value	15%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	42,171
Density	72 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	38
Homes occupied	82%
Bachelor's or higher	19%
Poverty rate	17.7%
Unemployment	0.8%
Average temp	65°F
Annual precip	59 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through July 2020, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.