

# Webster County, MS

County · MS · Mississippi

**SELLER'S MARKET**

**\$192K**

MEDIAN SALE PRICE

**+299.1%**

1-YR CHANGE

**24**

SALES (12 MO)

**\$152K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 71 / 100**

Buyer's market

Balanced

Seller's market

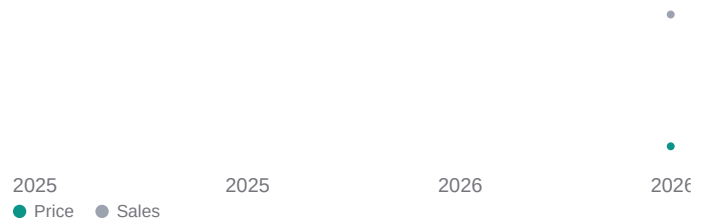
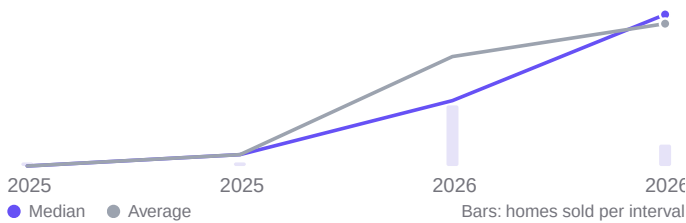
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$270K · Average \$256K

Growth (year over year)

Price +299.1% · Sales +2300.0%

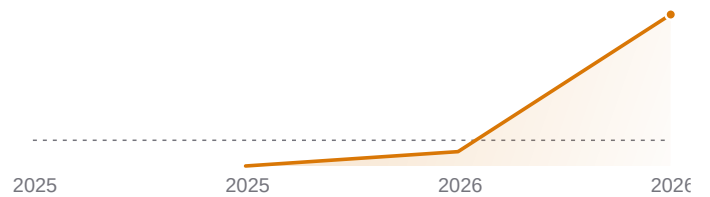
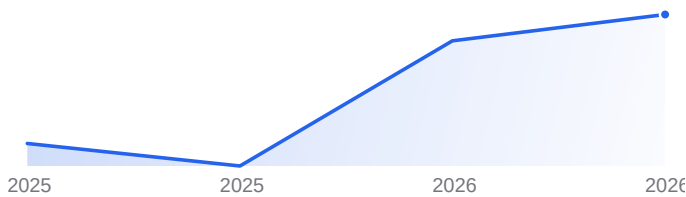


Price per square foot

**\$122/ft²**

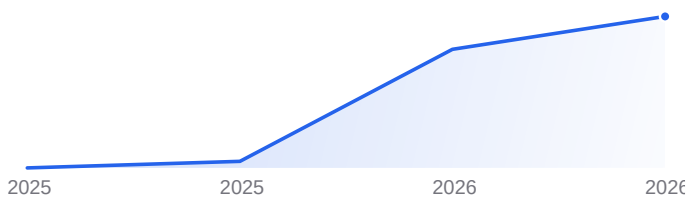
Sale premium vs estimated value

**+31.9%**



Annual turnover (share of homes sold)

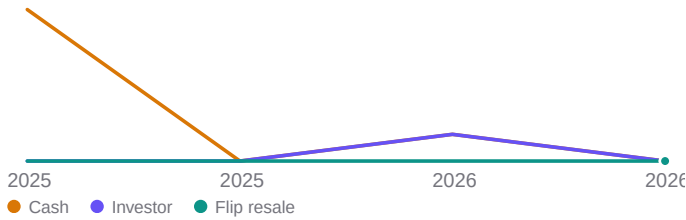
**0.6%**



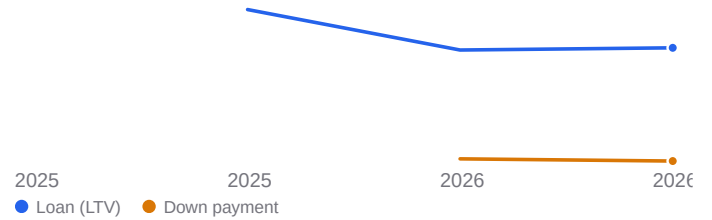
## BUYERS & OUTCOMES

### Buyer mix

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

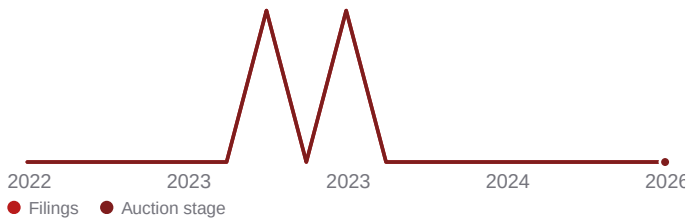


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,030     |
| Median value (AVM) | \$152K    |
| Median size        | 1,663 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 85%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 74%      |
| Underwater (LTV 125% or more) | 2.1%     |
| Owner occupied                | 73%      |
| Company owned                 | 6.0%     |
| Median loan-to-value          | 20%      |
| Typical ownership tenure      | 11.3 yrs |

## COMMUNITY

|                         |          |
|-------------------------|----------|
| Population              | 10,120   |
| Density                 | 24 / mi² |
| Median household income | \$56K    |

|                                  |              |
|----------------------------------|--------------|
| Average household income         | <b>\$71K</b> |
| Crime index (US avg 100)         | <b>116</b>   |
| Air pollution index (US avg 100) | <b>78</b>    |
| Earthquake index (US avg 100)    | <b>49</b>    |
| Homes occupied                   | <b>82%</b>   |
| Bachelor's or higher             | <b>10%</b>   |
| Poverty rate                     | <b>14.7%</b> |
| Unemployment                     | <b>0.8%</b>  |
| Average temp                     | <b>62°F</b>  |
| Annual precip                    | <b>57 in</b> |
| Sunshine                         | <b>64%</b>   |

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.