

Abbeville 38601

ZIP code · MS · Mississippi > Lafayette County > Abbeville

\$146K

MEDIAN SALE PRICE

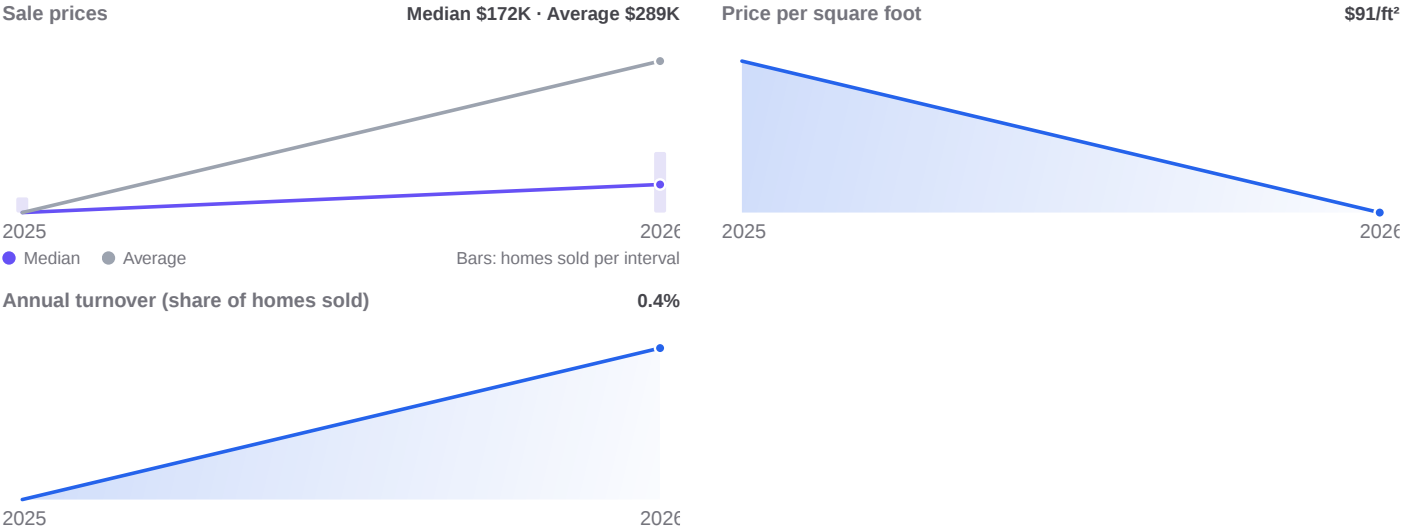
4

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

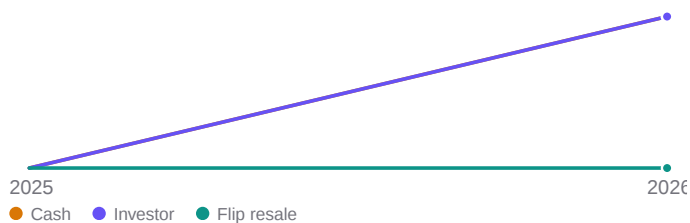
MARKET TRENDS (5 YEARS)



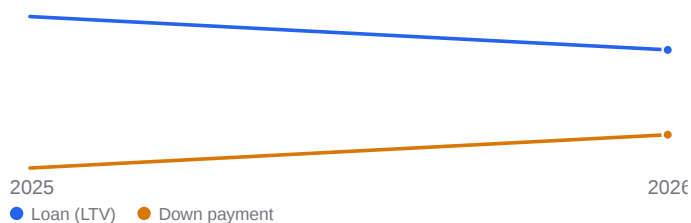
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



HOUSING STOCK

Homes	941
Median value (AVM)	\$245K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1987
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	70%
Company owned	13%
Median loan-to-value	16%
Typical ownership tenure	17.9 yrs

COMMUNITY

Population	3,208
Density	29 / mi²
Median household income	\$52K
Average household income	\$72K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	95
Homes occupied	82%
Bachelor's or higher	15%

Poverty rate	11.9%
Unemployment	0.5%
Average temp	61°F
Annual precip	57 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.