

Coldwater 38618

ZIP code · MS · Mississippi > Tate County > Coldwater

\$260K

MEDIAN SALE PRICE

25

SALES (12 MO)

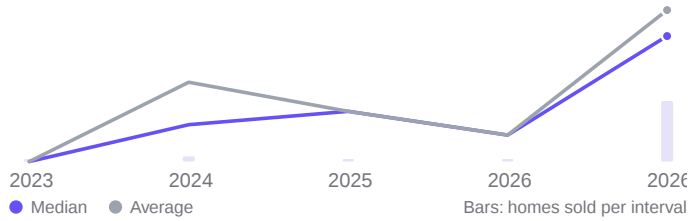
\$250K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

Sale prices

Median \$257K · Average \$306K



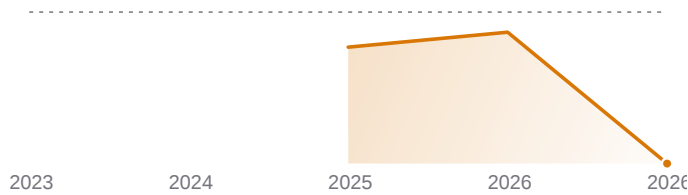
Price per square foot

\$117/ft²



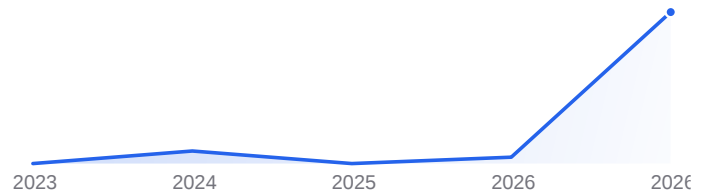
Sale premium vs estimated value

-9.2%



Annual turnover (share of homes sold)

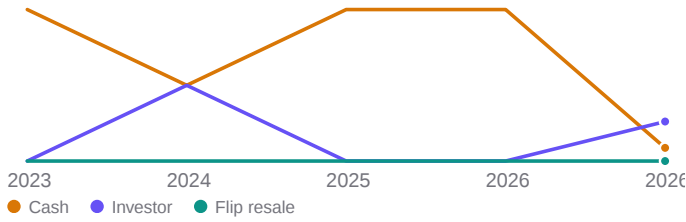
0.5%



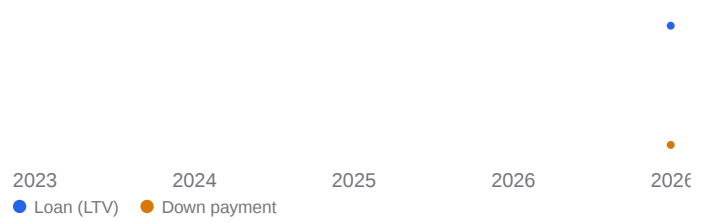
BUYERS & OUTCOMES

Buyer mix

Cash 8.7% · Investor 26% · Flip resale 0%

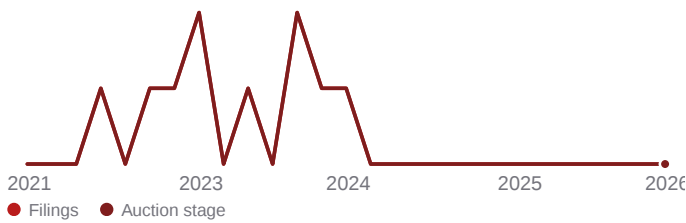


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,744
Median value (AVM)	\$250K
Median size	1,714 ft²
Median bedrooms	3
Median year built	1990
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.2%
Owner occupied	79%
Company owned	9.8%
Median loan-to-value	47%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	11,123
Density	57 / mi²
Median household income	\$60K

Average household income	\$75K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	155
Earthquake index (US avg 100)	141
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	15.2%
Unemployment	1.0%
Average temp	61°F
Annual precip	55 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.