

Nesbit 38651

ZIP code · MS · Mississippi · DeSoto County

BALANCED MARKET

\$313K

MEDIAN SALE PRICE

37

SALES (12 MO)

\$360K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



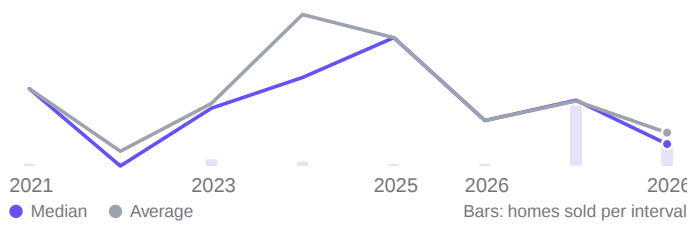
MARKET TRENDS (5 YEARS)

Sale prices

Median \$280K · Average \$295K

Growth (year over year)

Price -29.6% · Sales +100.0%

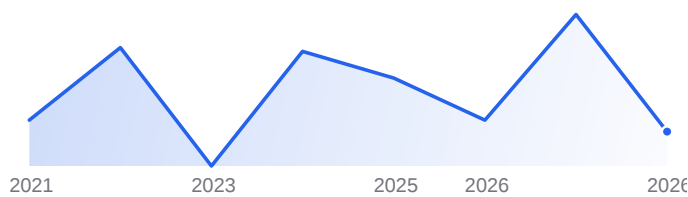


Price per square foot

\$119/ft²

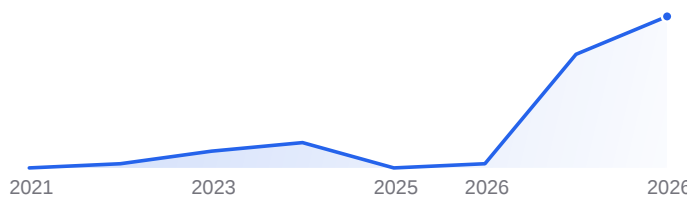
Sale premium vs estimated value

-19.2%



Annual turnover (share of homes sold)

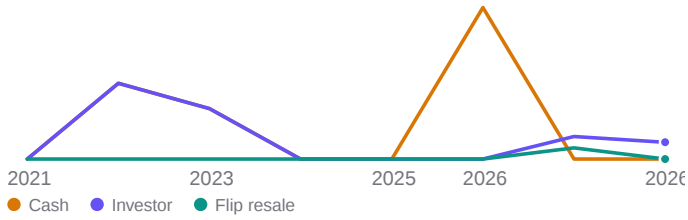
1.0%



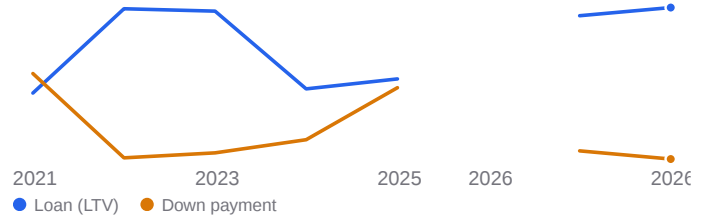
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 11% · Flip resale 0%

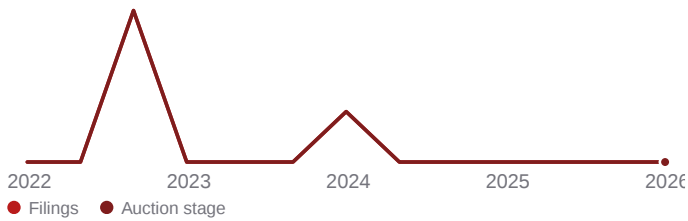


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,712
Median value (AVM)	\$360K
Median size	2,484 ft²
Median bedrooms	3
Median year built	2002
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.6%
Owner occupied	87%
Company owned	8.7%
Median loan-to-value	56%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	8,869
Density	278 / mi²
Median household income	\$106K

Average household income	\$121K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	189
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	61°F
Annual precip	55 in
Sunshine	64%

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.