

Olive Branch 38654

ZIP code · MS · Mississippi > DeSoto County > Olive Branch

SELLER'S MARKET

\$344K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

241

SALES (12 MO)

\$330K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

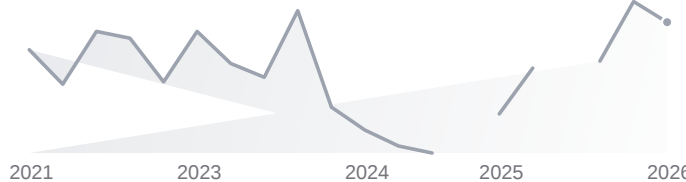
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

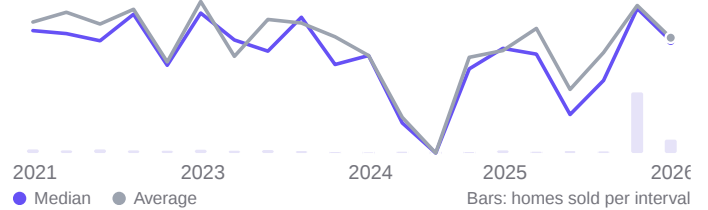
Market temperature (0–100)

65 / 100



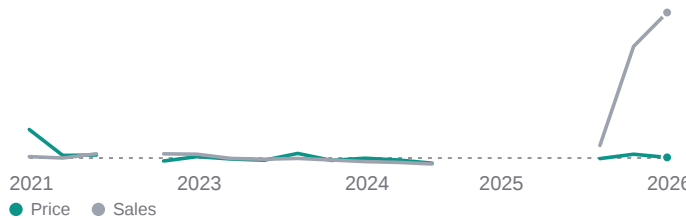
Sale prices

Median \$293K · Average \$299K



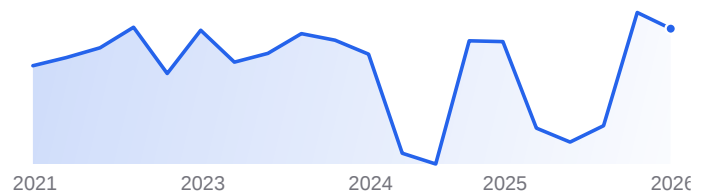
Growth (year over year)

Price +5.6% · Sales +1506.7%



Price per square foot

\$135/ft²



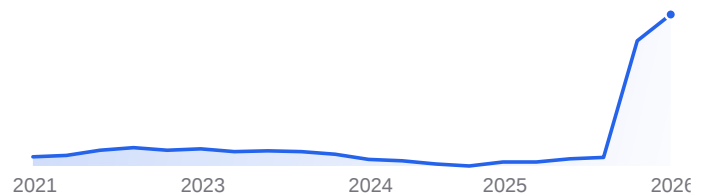
Sale premium vs estimated value

-3.8%



Annual turnover (share of homes sold)

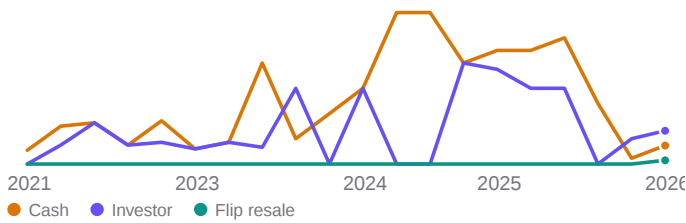
1.1%



BUYERS & OUTCOMES

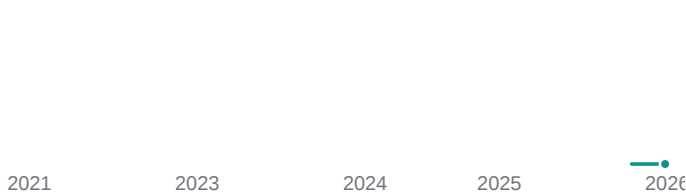
Buyer mix

Cash 12% · Investor 22% · Flip resale 2.4%



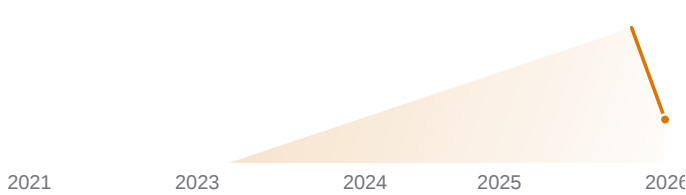
Sellers who sold at a gain

100%

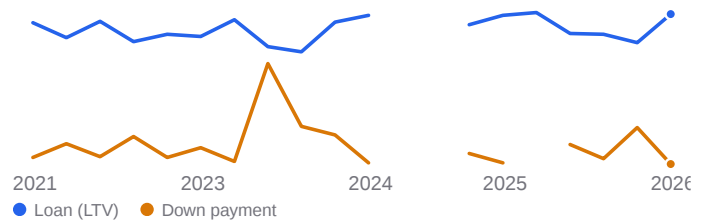


Median annualized return at resale

+2.9%

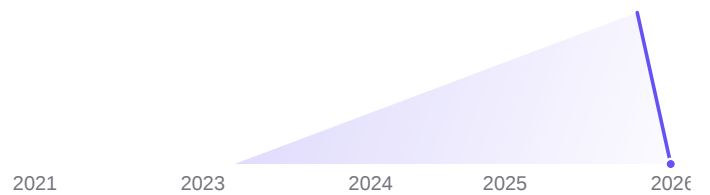


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



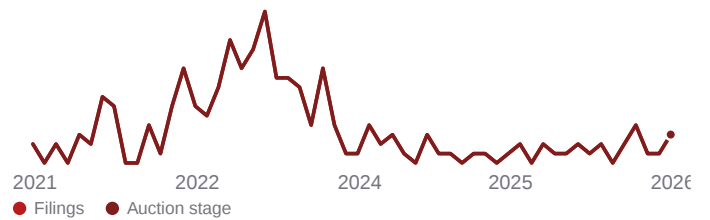
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	21,456
Median value (AVM)	\$330K
Median size	2,419 ft²
Median bedrooms	3
Median year built	2002
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	86%
Company owned	15%
Median loan-to-value	54%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	63,199
Density	661 / mi²
Median household income	\$105K
Average household income	\$121K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	183
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	5.0%
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.