

Southaven 38671

ZIP code · MS · Mississippi > DeSoto County > Southaven

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

127

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

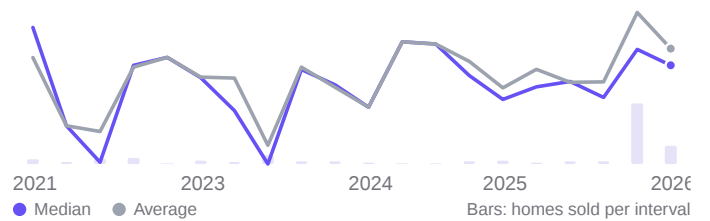
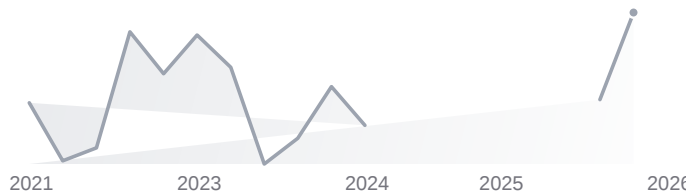
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

75 / 100

Sale prices

Median \$223K · Average \$251K

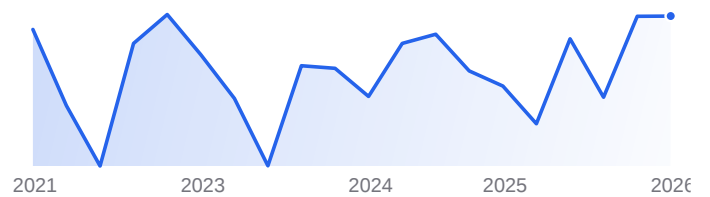
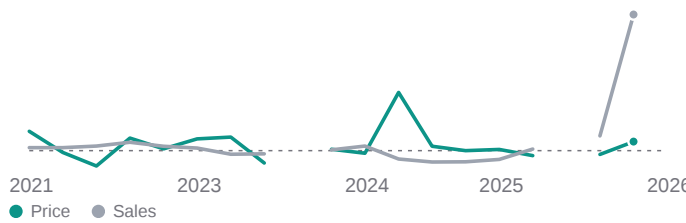


Growth (year over year)

Price +53.9% · Sales +809.1%

Price per square foot

\$145/ft²

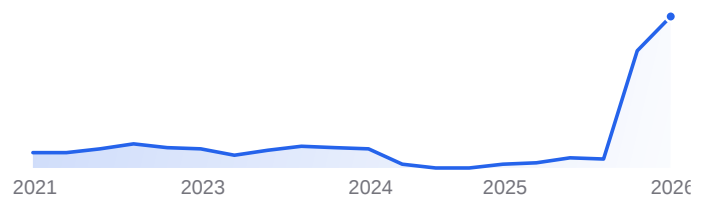
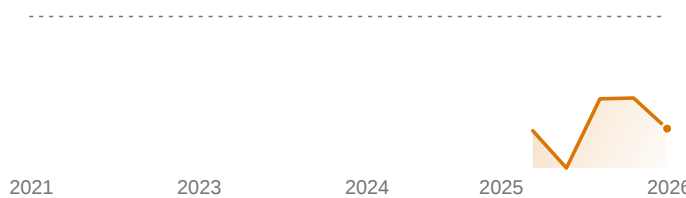


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

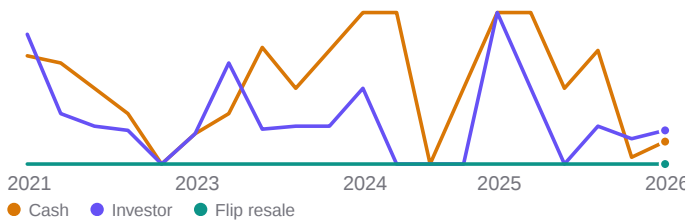
1.0%



BUYERS & OUTCOMES

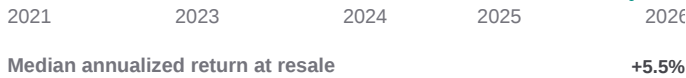
Buyer mix

Cash 15% · Investor 22% · Flip resale 0%

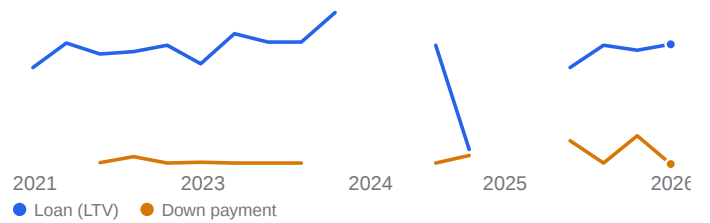


Sellers who sold at a gain

100%



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



Typical hold before selling

9.2 yrs



HOUSING STOCK

Homes	12,497
Median value (AVM)	\$222K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1995
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	22%
Median loan-to-value	45%
Typical ownership tenure	6.3 yrs

COMMUNITY

Population	37,148
Density	1,639 / mi²
Median household income	\$68K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	209
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	16.8%
Unemployment	0.9%
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.