

Southaven 38672

ZIP code · MS · Mississippi > DeSoto County > Southaven

SELLER'S MARKET

\$327K

MEDIAN SALE PRICE

77

SALES (12 MO)

\$333K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



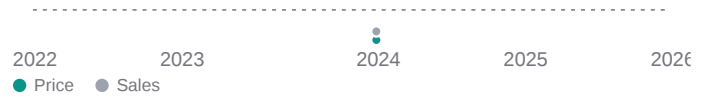
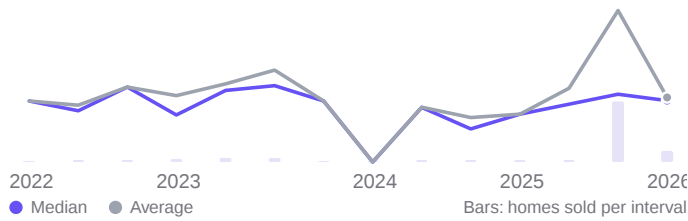
MARKET TRENDS (5 YEARS)

Sale prices

Median \$321K · Average \$330K

Growth (year over year)

Price -62.1% · Sales -44.4%

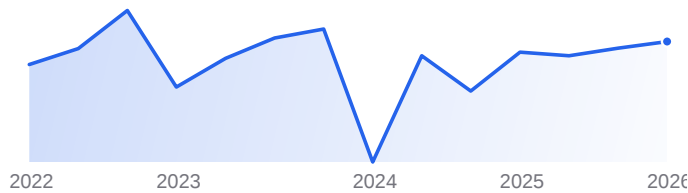


Price per square foot

\$143/ft²

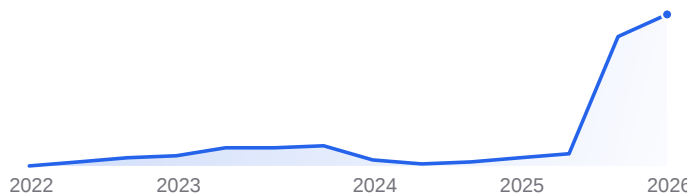
Sale premium vs estimated value

-2.0%



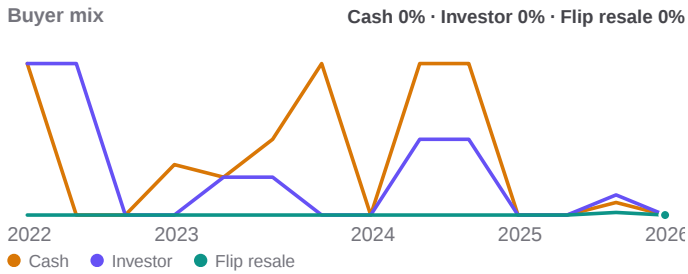
Annual turnover (share of homes sold)

1.1%

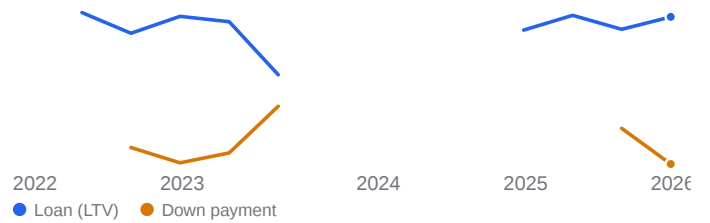


BUYERS & OUTCOMES

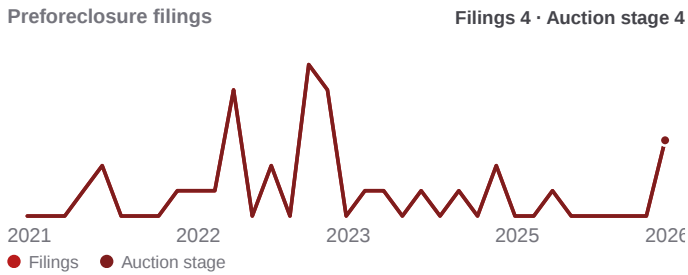
Buyer mix



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



Preforeclosure filings



HOUSING STOCK

Homes	6,978
Median value (AVM)	\$333K
Median size	2,340 ft²
Median bedrooms	3
Median year built	2008
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	2.0%
Owner occupied	92%
Company owned	14%
Median loan-to-value	61%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	16,361
Density	1,223 / mi²
Median household income	\$107K

Average household income	\$128K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	200
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	5.6%
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.