

Waterford 38685

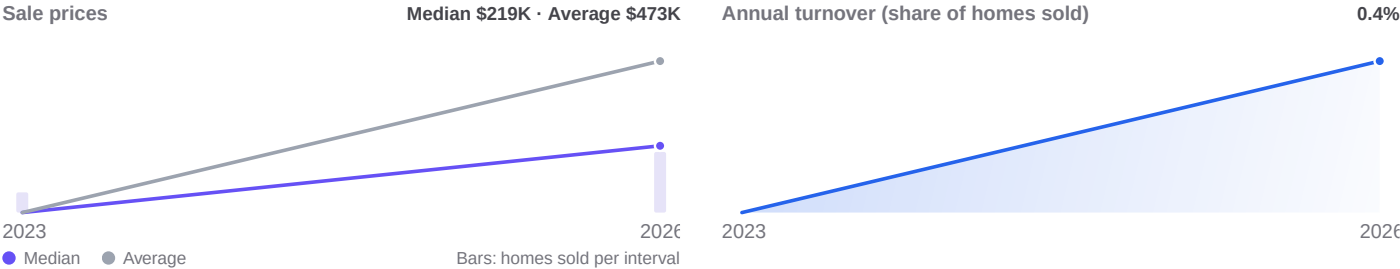
ZIP code · MS · Mississippi > Marshall County > Waterford

\$231K
MEDIAN SALE PRICE

3
SALES (12 MO)

\$172K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



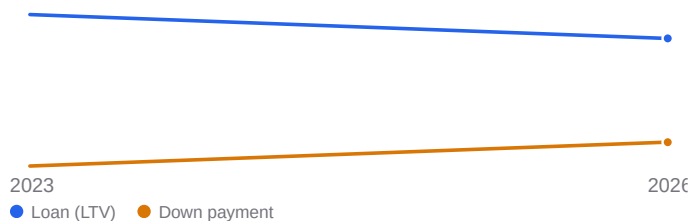
BUYERS & OUTCOMES

Buyer mix

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

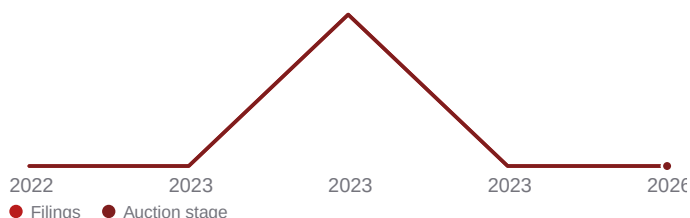


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	757
Median value (AVM)	\$172K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1989
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.6%
Owner occupied	61%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	1,635
Density	18 / mi²
Median household income	\$50K

Average household income	\$74K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	101
Homes occupied	80%
Bachelor's or higher	6%
Poverty rate	20.8%
Unemployment	1.0%
Average temp	61°F
Annual precip	57 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.