

Water Valley 38965

ZIP code · MS · Mississippi › Yalobusha County › Water Valley

\$575K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	3,722
Median value (AVM)	\$129K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1983
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	3.2%
Owner occupied	72%
Company owned	8.6%
Median loan-to-value	0%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	9,542
Density	37 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	82
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	0.7%
Average temp	62°F
Annual precip	58 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.