

Benton 39039

ZIP code · MS · Mississippi › Yazoo County › Benton

\$60K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,349
Median value (AVM)	\$234K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1987
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.9%
Owner occupied	73%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	2,112
Density	14 / mi²
Median household income	\$52K
Average household income	\$68K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	41
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	15.6%
Unemployment	0.9%
Average temp	64°F
Annual precip	57 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through January 2017, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.