

Canton 39046

ZIP code · MS · Mississippi > Madison County > Canton

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

65

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

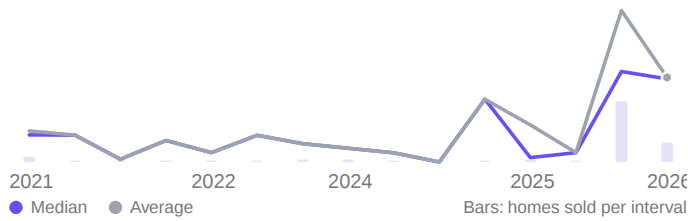
MARKET TRENDS (5 YEARS)

Sale prices

Median \$253K · Average \$257K

Growth (year over year)

Price +41.0% · Sales +2400.0%

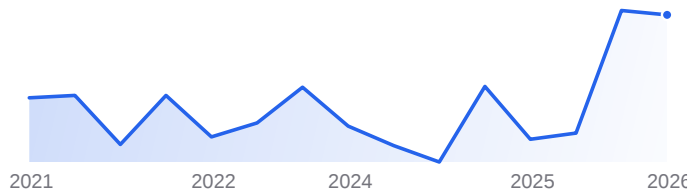


Price per square foot

\$121/ft²

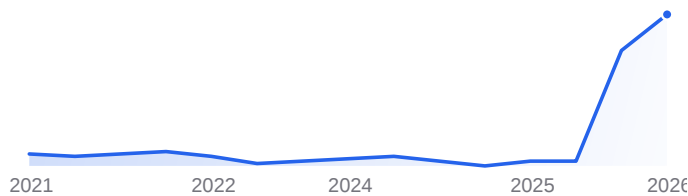
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

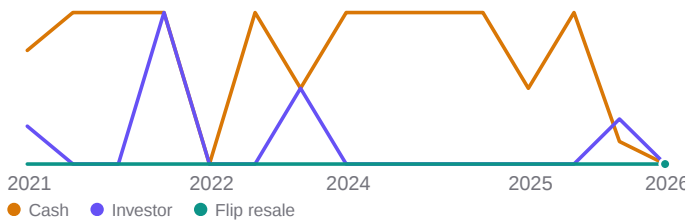
0.7%



BUYERS & OUTCOMES

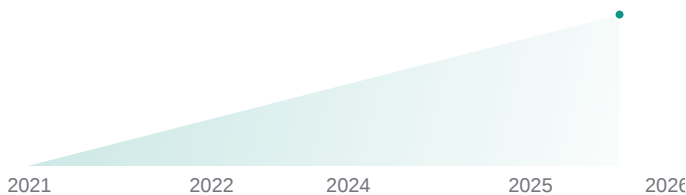
Buyer mix

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



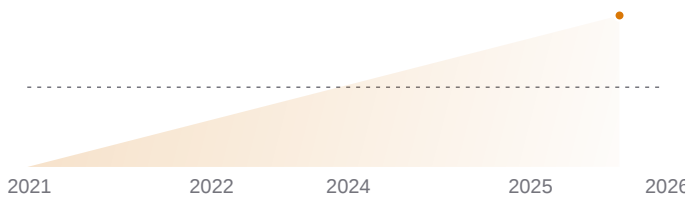
Sellers who sold at a gain

100%

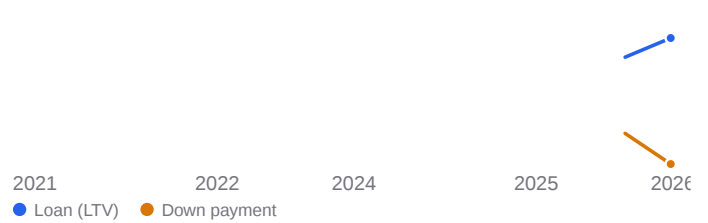


Median annualized return at resale

+5.4%

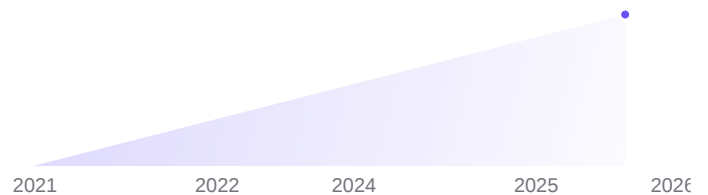


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



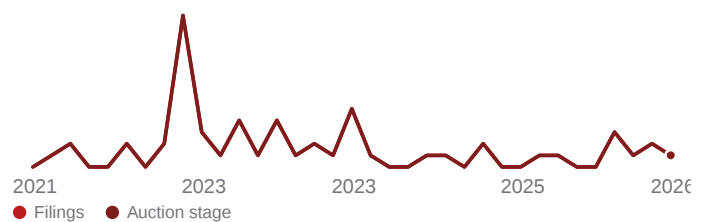
Typical hold before selling

12.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,806
Median value (AVM)	\$195K
Median size	1,729 ft²
Median bedrooms	3
Median year built	1983
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.9%
Owner occupied	74%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	31,942
Density	101 / mi²
Median household income	\$68K
Average household income	\$90K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	40
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	17.6%
Unemployment	0.6%
Average temp	64°F
Annual precip	57 in
Sunshine	61%

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.