

Carthage 39051

ZIP code · MS · Mississippi > Leake County > Carthage

\$90K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$182K

MEDIAN VALUE (AVM)

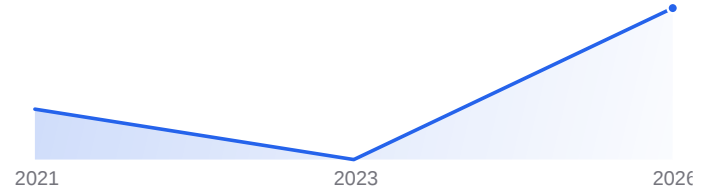
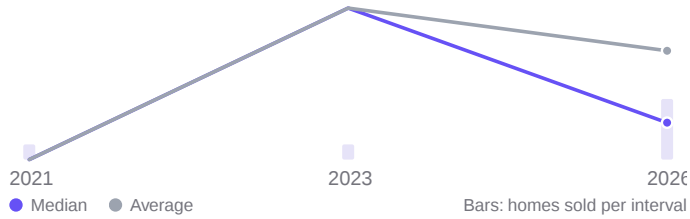
MARKET TRENDS (5 YEARS)

Sale prices

Median \$90K · Average \$125K

Annual turnover (share of homes sold)

0.1%

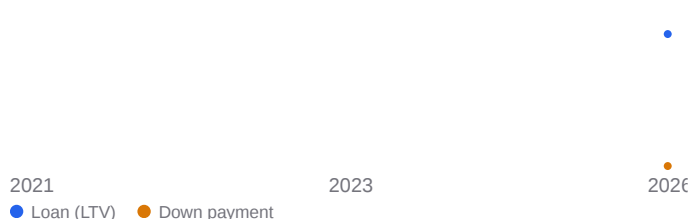
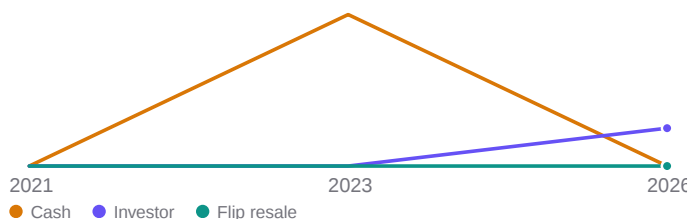


BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 25% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,652
Median value (AVM)	\$182K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1987
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.4%
Owner occupied	97%
Company owned	3.8%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	16,900
Density	39 / mi²
Median household income	\$48K

Average household income	\$68K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	37
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	17.8%
Unemployment	0.7%
Average temp	63°F
Annual precip	57 in
Sunshine	61%

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.