

Forest 39074

ZIP code · MS · Mississippi > Scott County > Forest

\$470K

MEDIAN SALE PRICE

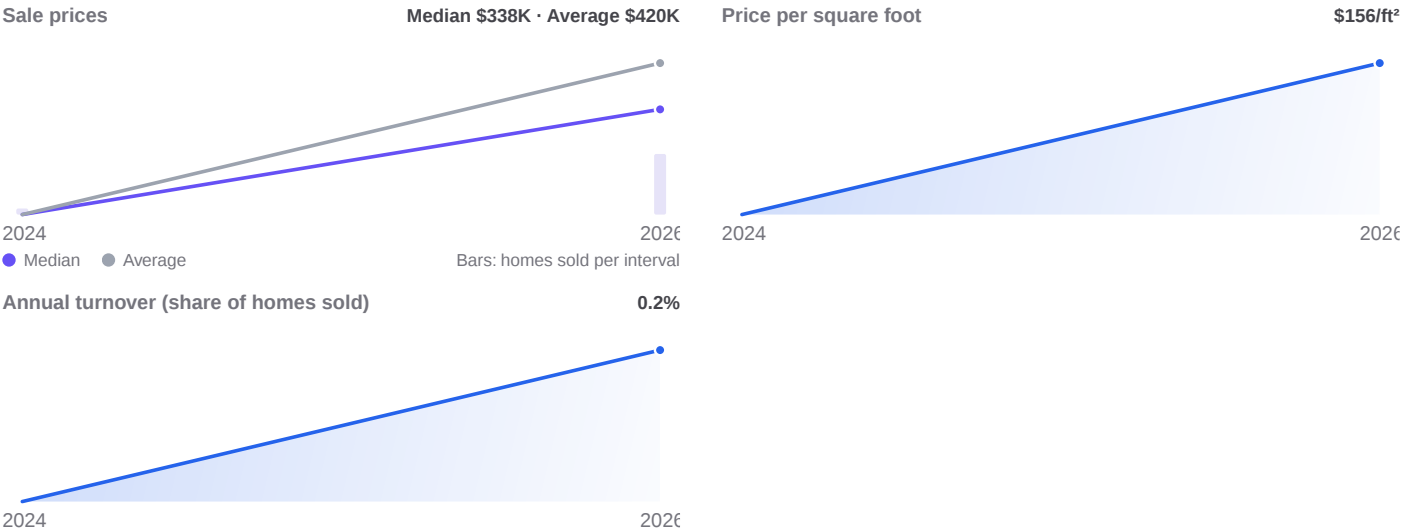
10

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

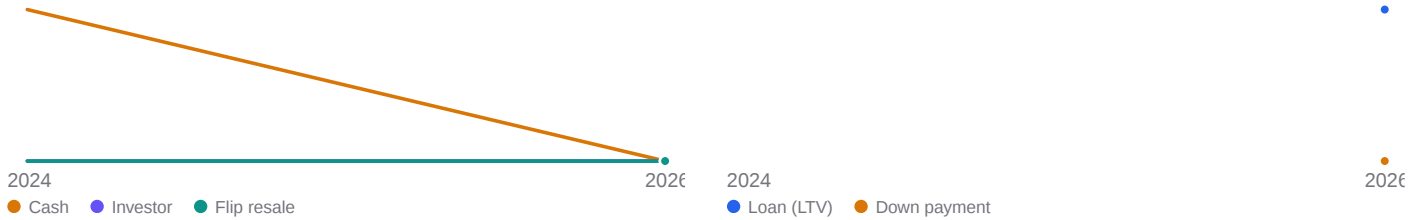


BUYERS & OUTCOMES

Buyer mix

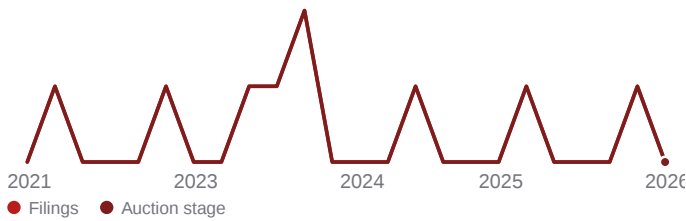
Cash 0% · Investor 0% · Flip resale 0%

Financing (share of purchase price) Loan (LTV) 80% · Down payment 16%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,452
Median value (AVM)	\$134K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1978
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	4.2%
Owner occupied	77%
Company owned	8.3%
Median loan-to-value	37%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	14,289
Density	53 / mi²
Median household income	\$44K

Average household income	\$60K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	34
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	20.6%
Unemployment	0.7%
Average temp	64°F
Annual precip	60 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.