

Magee 39111

ZIP code · MS · Mississippi > Simpson County > Magee

SELLER'S MARKET

\$249K

MEDIAN SALE PRICE

39

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

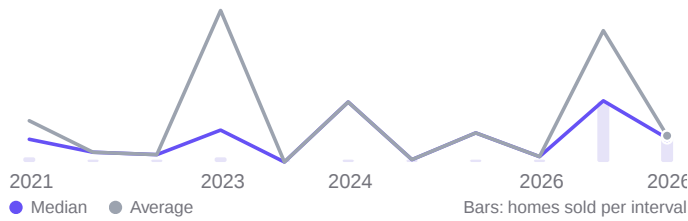
MARKET TRENDS (5 YEARS)

Sale prices

Median \$139K · Average \$150K

Growth (year over year)

Price -14.4% · Sales -80.0%

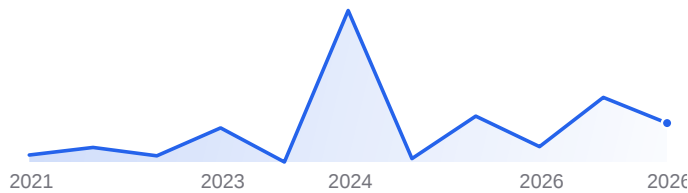


Price per square foot

\$74/ft²

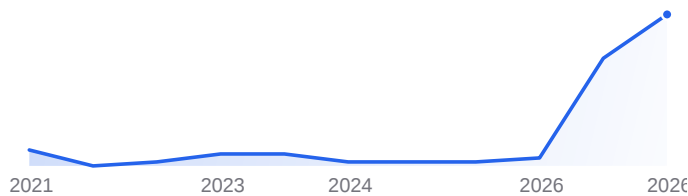
Sale premium vs estimated value

-12.3%



Annual turnover (share of homes sold)

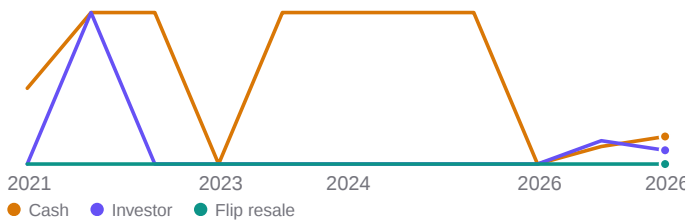
1.1%



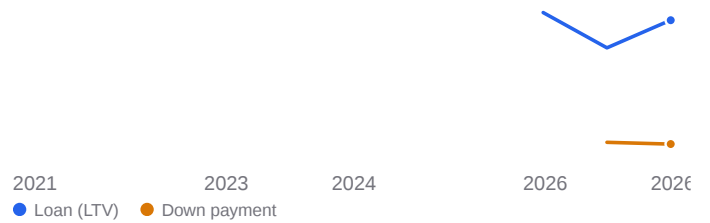
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%

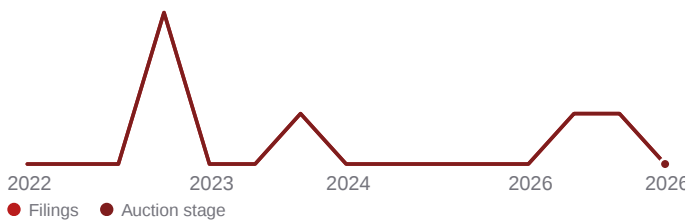


Financing (share of purchase price) Loan (LTV) 99% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,647
Median value (AVM)	\$211K
Median size	1,700 ft²
Median bedrooms	15
Median year built	1980
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.6%
Owner occupied	73%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	9,720
Density	71 / mi²
Median household income	\$48K

Average household income	\$76K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	33
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	0.9%
Average temp	64°F
Annual precip	60 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.