

Mendenhall 39114

ZIP code · MS · Mississippi > Simpson County > Mendenhall

\$166K

MEDIAN SALE PRICE

31

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

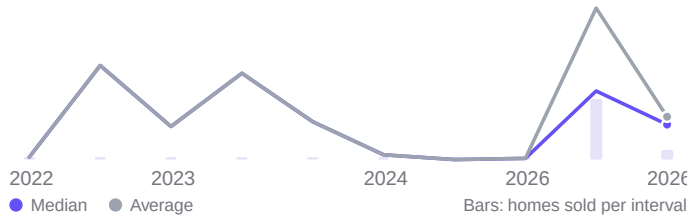
MARKET TRENDS (5 YEARS)

Sale prices

Median \$120K · Average \$137K

Growth (year over year)

Price -18.3% · Sales -66.7%

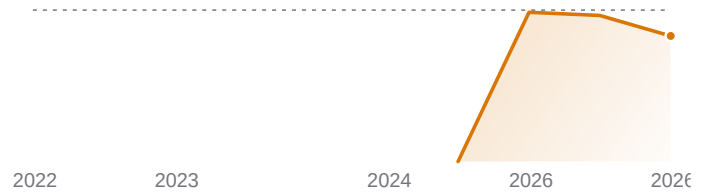


Price per square foot

\$62/ft²

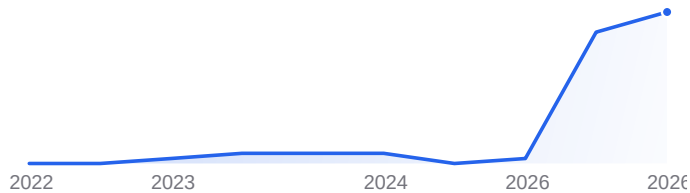
Sale premium vs estimated value

-11.2%



Annual turnover (share of homes sold)

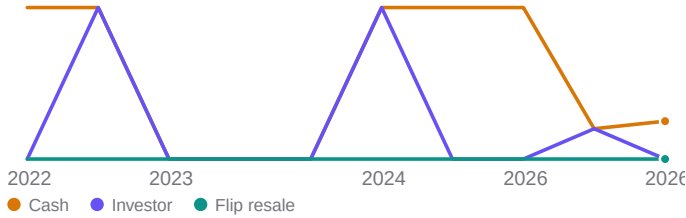
0.7%



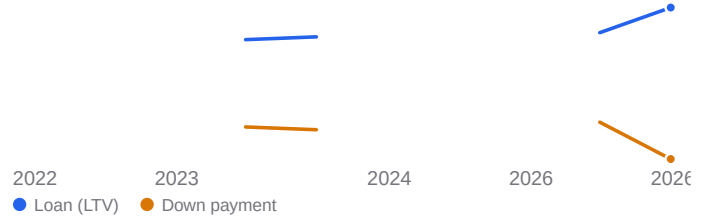
BUYERS & OUTCOMES

Buyer mix

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

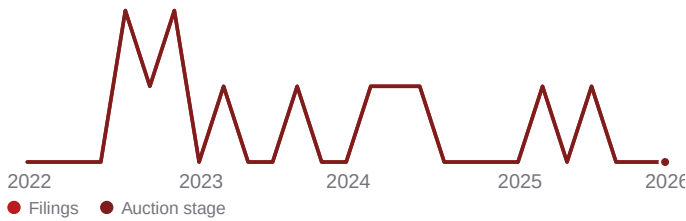


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,160
Median value (AVM)	\$206K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1981
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	9,450
Density	50 / mi²
Median household income	\$53K

Average household income	\$87K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	38
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	18.3%
Unemployment	0.8%
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.