

Natchez 39120

ZIP code · MS · Mississippi > Adams County > Natchez

\$259K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	12,254
Median value (AVM)	\$131K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1964
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.8%
Owner occupied	72%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	28,272
Density	61 / mi²
Median household income	\$44K
Average household income	\$59K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	28
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	26.5%
Unemployment	1.0%
Average temp	66°F
Annual precip	62 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2017, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.