

Yazoo City 39194

ZIP code · MS · Mississippi > Yazoo County > Yazoo City

\$28K MEDIAN SALE PRICE	-74.2% 1-YR CHANGE	11 SALES (12 MO)	\$119K MEDIAN VALUE (AVM)
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HOUSING STOCK

Homes	7,369
Median value (AVM)	\$119K
Median size	1,346 ft²
Median bedrooms	3
Median year built	1970
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.1%
Owner occupied	63%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	16,762
Density	35 / mi²
Median household income	\$44K
Average household income	\$58K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	42
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	34.9%
Unemployment	0.9%
Average temp	64°F
Annual precip	57 in
Sunshine	64%

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