

Pearl 39208

ZIP code · MS · Mississippi > Rankin County > Pearl

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

145

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

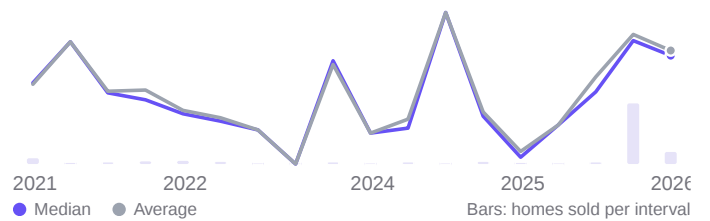
Market temperature (0–100)

78 / 100



Sale prices

Median \$195K · Average \$204K



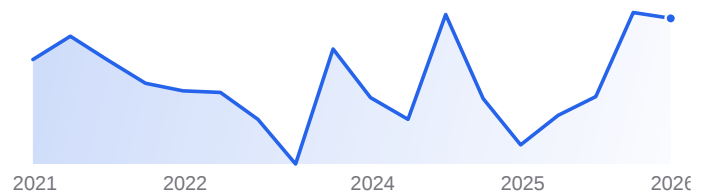
Growth (year over year)

Price +130.7% · Sales +1255.6%



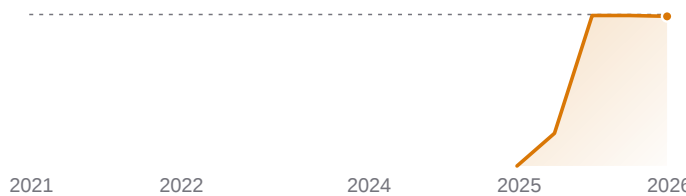
Price per square foot

\$126/ft²



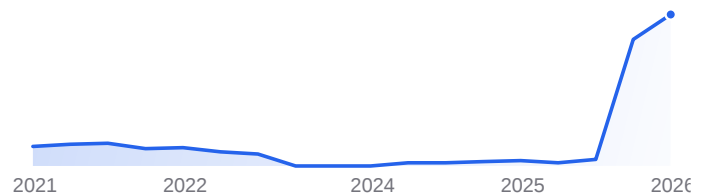
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

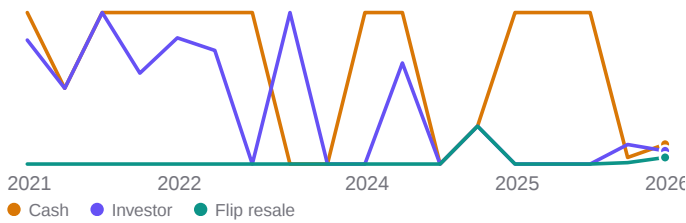
1.4%



BUYERS & OUTCOMES

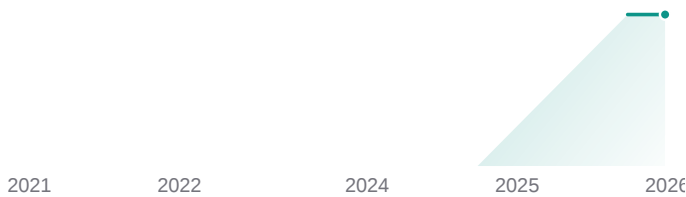
Buyer mix

Cash 13% · Investor 8.7% · Flip resale 4.3%



Sellers who sold at a gain

100%



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



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,083
Median value (AVM)	\$191K
Median size	1,719 ft²
Median bedrooms	3
Median year built	1983
Single family	94%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	15%
Median loan-to-value	0%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	31,214
Density	830 / mi²
Median household income	\$65K
Average household income	\$76K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	35
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	10.4%
Unemployment	0.6%
Average temp	64°F
Annual precip	58 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.