

Decatur 39327

ZIP code · MS · Mississippi > Newton County > Decatur

\$94K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,370
Median value (AVM)	\$169K
Median size	1,808 ft²
Median bedrooms	3
Median year built	1985
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	4.6%
Owner occupied	85%
Company owned	8.1%
Median loan-to-value	18%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	4,035
Density	38 / mi²
Median household income	\$53K
Average household income	\$64K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	38
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	18.7%
Unemployment	0.8%
Average temp	63°F
Annual precip	59 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through October 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.