

Philadelphia 39350

ZIP code · MS · Mississippi > Neshoba County > Philadelphia

\$242K

MEDIAN SALE PRICE

+210.2%

1-YR CHANGE

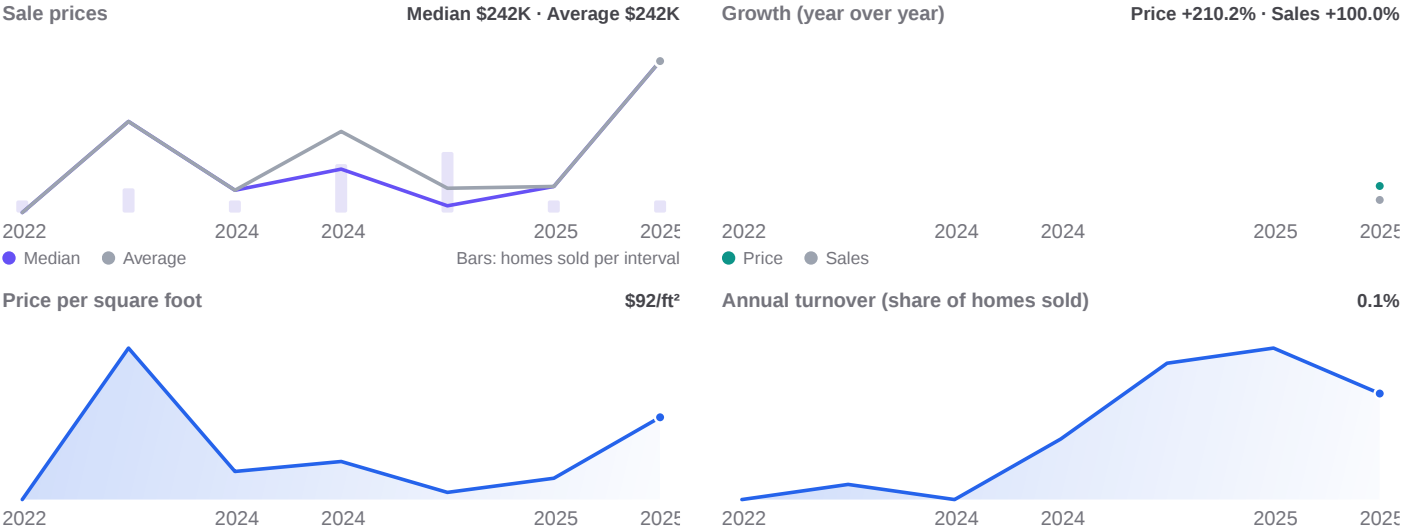
8

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

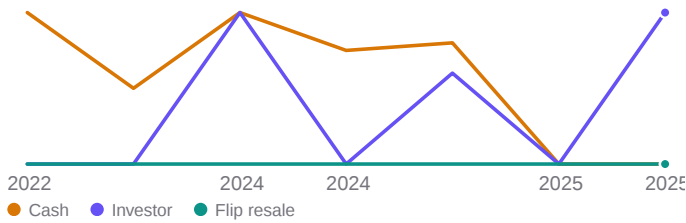
MARKET TRENDS (5 YEARS)



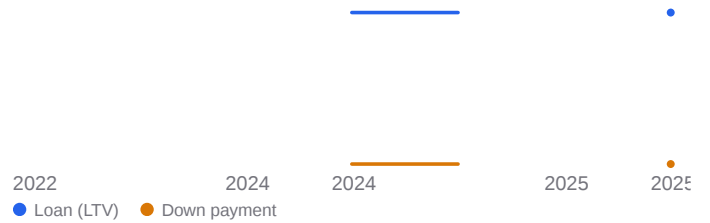
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

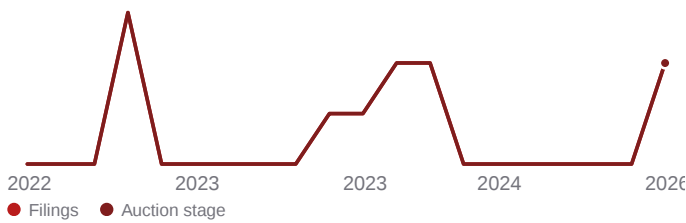


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,726
Median value (AVM)	\$154K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1980
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.7%
Owner occupied	70%
Company owned	9.5%
Median loan-to-value	0%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	23,705
Density	56 / mi²
Median household income	\$57K

Average household income	\$68K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	43
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	28.5%
Unemployment	0.9%
Average temp	63°F
Annual precip	58 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.