

Hattiesburg 39401

ZIP code · MS · Mississippi > Forrest County > Hattiesburg

SELLER'S MARKET

\$202K

MEDIAN SALE PRICE

+192.4%

1-YR CHANGE

74

SALES (12 MO)

\$156K

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 \$199K · Average \$219K

2021 2022 2024 2025 2026

2021 2022 2024 2025 2026

Bars: homes sold per interval

Growth (year over year)

Price +192.4% · Sales +1133.3%

Price per square foot

\$131/ft²

2021 2022 2024 2025 2026

● Price ● Sales

2021 2022 2024 2025 2026

Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

0.6%

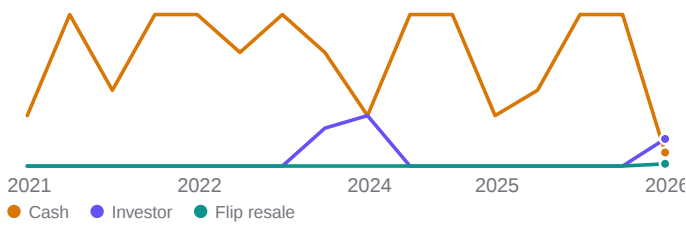
2021 2022 2024 2025 2026

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BUYERS & OUTCOMES

Buyer mix

Cash 9.0% · Investor 18% · Flip resale 1.5%

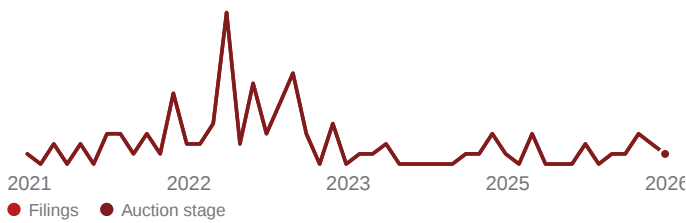


Financing (share of purchase price) Loan (LTV) 76% · Down payment 25%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,753
Median value (AVM)	\$156K
Median size	1,423 ft²
Median bedrooms	3
Median year built	1965
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.2%
Owner occupied	71%
Company owned	19%
Median loan-to-value	26%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	45,466
Density	234 / mi²
Median household income	\$46K

Average household income	\$61K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	26.0%
Unemployment	0.8%
Average temp	66°F
Annual precip	63 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.