

Petal 39465

ZIP code · MS · Mississippi > Forrest County > Petal

SELLER'S MARKET

\$282K

MEDIAN SALE PRICE

97

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

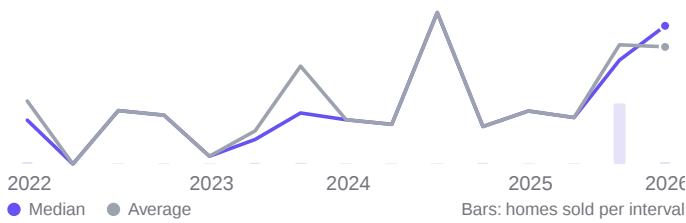
MARKET TRENDS (5 YEARS)

Sale prices

Median \$336K · Average \$290K

Growth (year over year)

Price +125.6% · Sales +2250.0%



Price per square foot

\$154/ft²

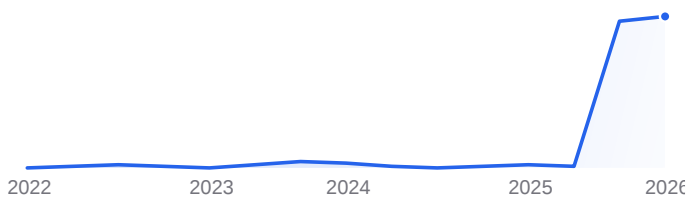
Sale premium vs estimated value

-4.4%



Annual turnover (share of homes sold)

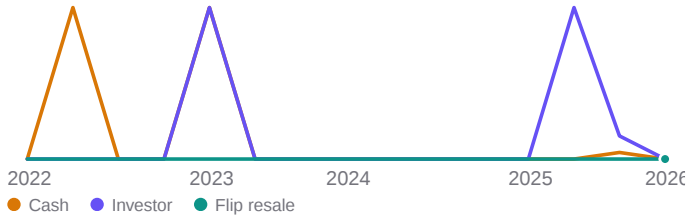
1.1%



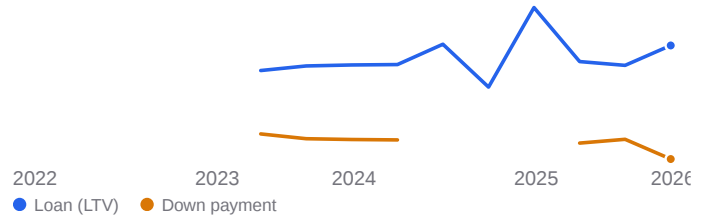
BUYERS & OUTCOMES

Buyer mix

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



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



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,512
Median value (AVM)	\$240K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1991
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.6%
Owner occupied	84%
Company owned	9.6%
Median loan-to-value	47%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	22,767
Density	169 / mi²
Median household income	\$71K

Average household income	\$85K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	38
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	10.9%
Unemployment	1.0%
Average temp	65°F
Annual precip	62 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.