

Picayune 39466

ZIP code · MS · Mississippi > Hancock County > Picayune

SELLER'S MARKET

\$161K

MEDIAN SALE PRICE

24

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

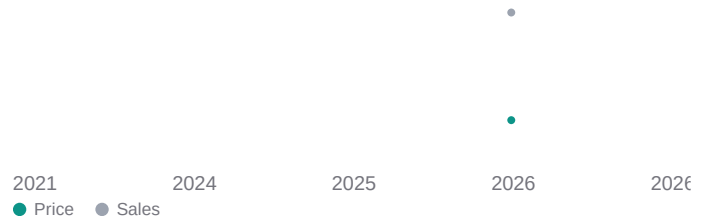
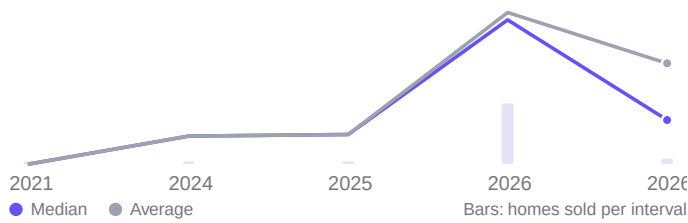
MARKET TRENDS (5 YEARS)

Sale prices

Median \$85K · Average \$175K

Growth (year over year)

Price +289.4% · Sales +1000.0%

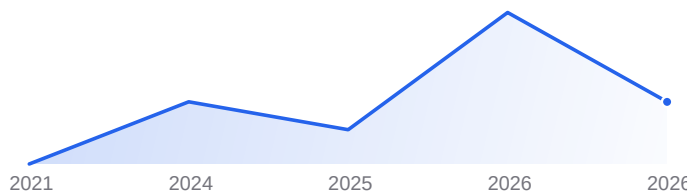


Price per square foot

\$66/ft²

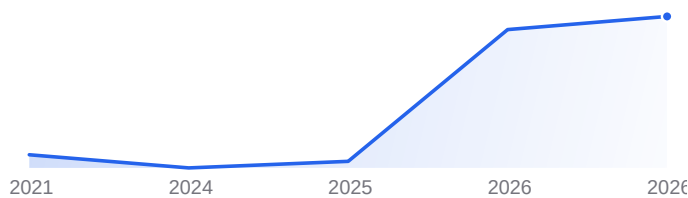
Sale premium vs estimated value

-47.2%



Annual turnover (share of homes sold)

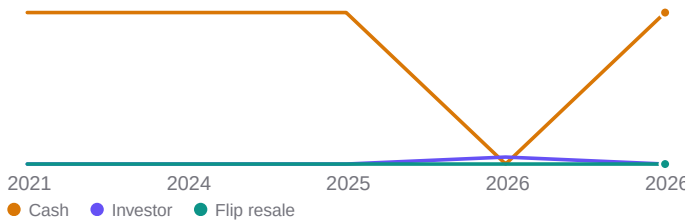
0.2%



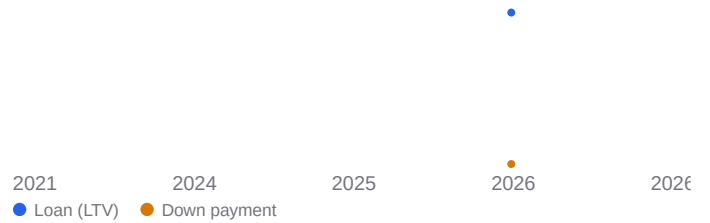
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,655
Median value (AVM)	\$184K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1986
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	91%
Underwater (LTV 125% or more)	0.6%
Owner occupied	72%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	28,776
Density	137 / mi²
Median household income	\$51K

Average household income	\$64K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	19.6%
Unemployment	0.9%
Average temp	67°F
Annual precip	65 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.