

Richton 39476

ZIP code · MS · Mississippi > Perry County > Richton

\$172K

MEDIAN SALE PRICE

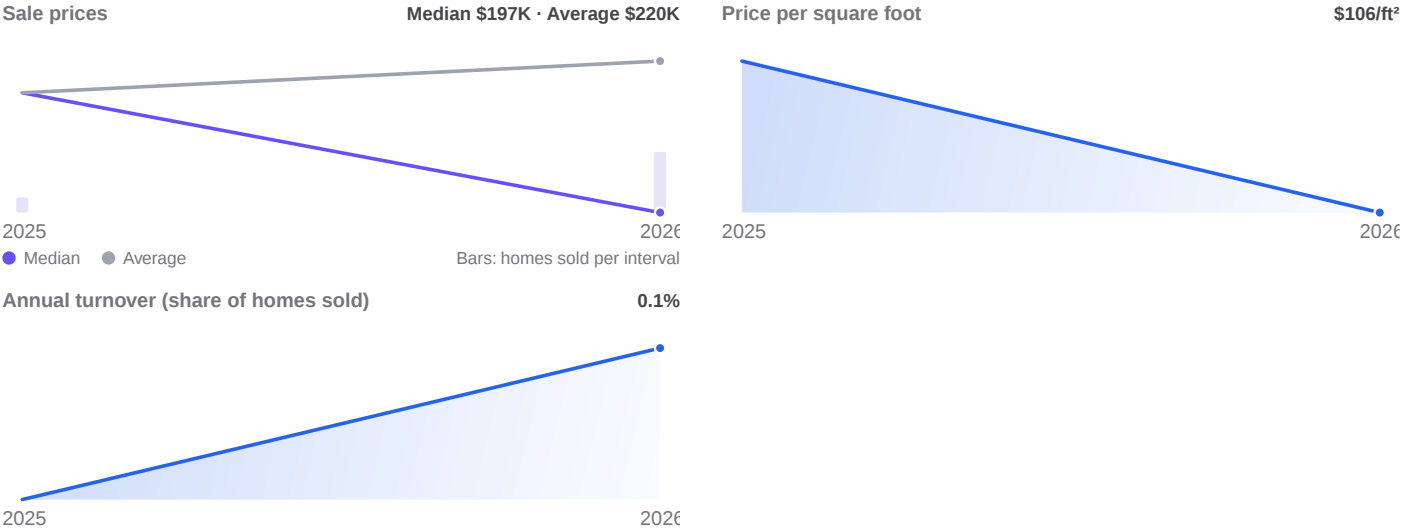
4

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

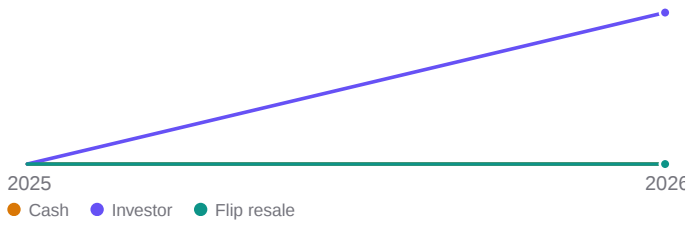
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 25% · Flip resale 0%

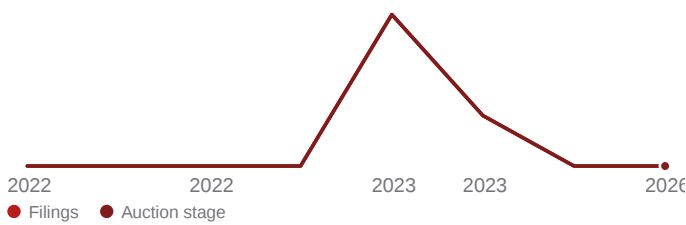


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,981
Median value (AVM)	\$210K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1986
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.6%
Owner occupied	64%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	8,808
Density	22 / mi²
Median household income	\$58K

Average household income	\$68K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	18.1%
Unemployment	1.1%
Average temp	65°F
Annual precip	62 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.