

Vancleave 39565

ZIP code · MS · Mississippi > Jackson County > Vancleave

SELLER'S MARKET

\$311K

MEDIAN SALE PRICE

68

SALES (12 MO)

\$299K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



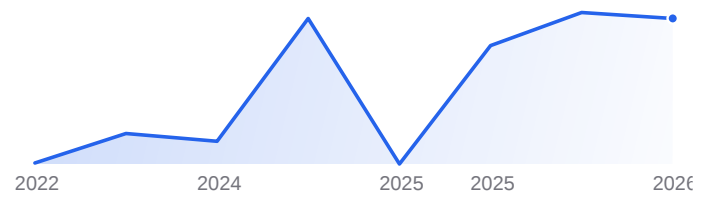
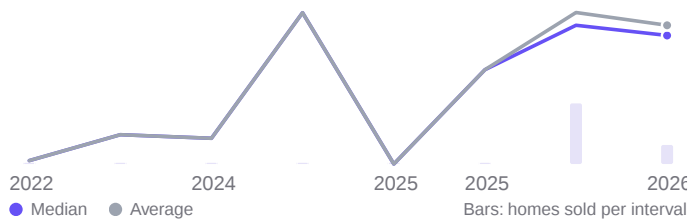
MARKET TRENDS (5 YEARS)

Sale prices

Median \$295K · Average \$317K

Price per square foot

\$145/ft²

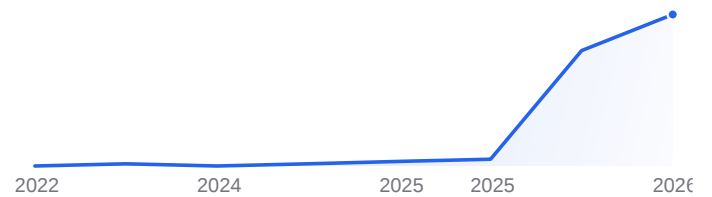


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

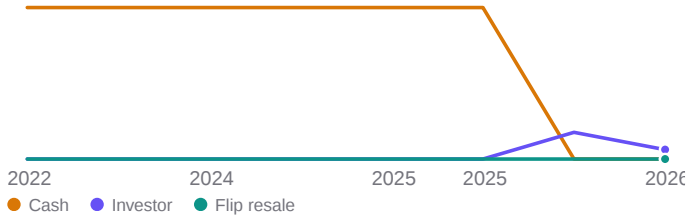
0.9%



BUYERS & OUTCOMES

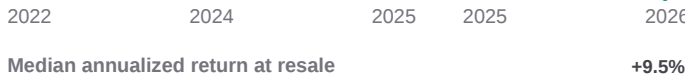
Buyer mix

Cash 0% · Investor 6.3% · Flip resale 0%

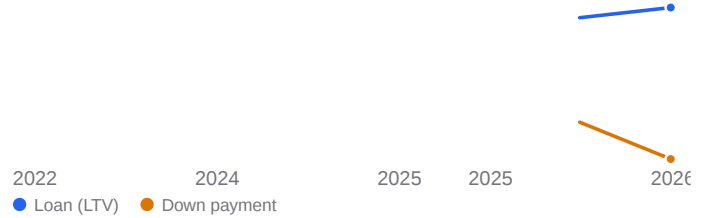


Sellers who sold at a gain

100%



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



Typical hold before selling

8.6 yrs



HOUSING STOCK

Homes	7,315
Median value (AVM)	\$299K
Median size	1,768 ft²
Median year built	1999
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	87%
Company owned	6.4%
Median loan-to-value	42%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	20,707
Density	70 / mi²
Median household income	\$79K
Average household income	\$107K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	11.1%
Unemployment	0.9%
Average temp	67°F
Annual precip	68 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.