

Columbus 39702

ZIP code · MS · Mississippi > Lowndes County > Columbus

SELLER'S MARKET

\$213K

MEDIAN SALE PRICE

+81.5%

1-YR CHANGE

83

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$208K · Average \$229K

2022 2024 2025 2026 2026

2022 2024 2025 2026 2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +81.5% · Sales +1975.0%

Price per square foot

\$114/ft²

2022 2024 2025 2026 2026

Sale premium vs estimated value

+6.5%

Annual turnover (share of homes sold)

1.1%

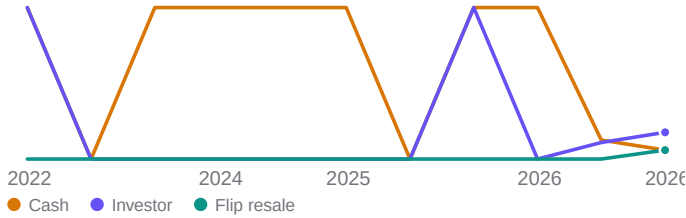
2022 2024 2025 2026 2026

2022 2024 2025 2026 2026

BUYERS & OUTCOMES

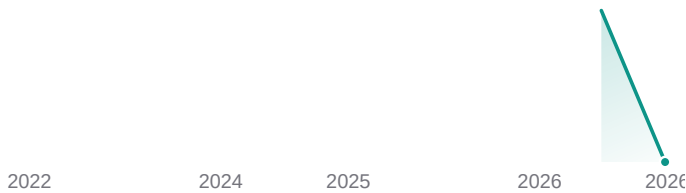
Buyer mix

Cash 5.9% · Investor 18% · Flip resale 5.9%



Sellers who sold at a gain

50%

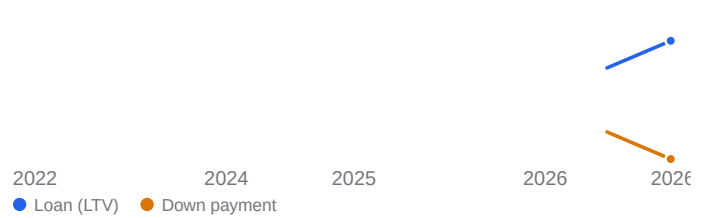


Median annualized return at resale

+3.5%

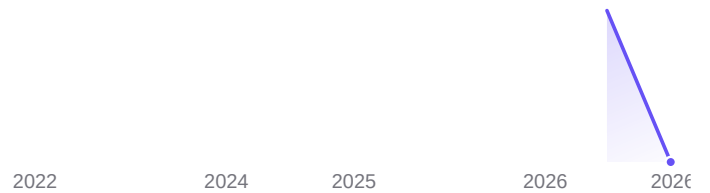


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,791
Median value (AVM)	\$167K
Median size	1,760 ft²
Median bedrooms	3
Median year built	1980
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.9%
Owner occupied	82%
Company owned	9.6%
Median loan-to-value	41%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	21,914
Density	209 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	72
Earthquake index (US avg 100)	50
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	15.6%
Unemployment	0.7%
Average temp	63°F
Annual precip	58 in
Sunshine	64%

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.