

Caledonia 39740

ZIP code · MS · Mississippi > Monroe County > Caledonia

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



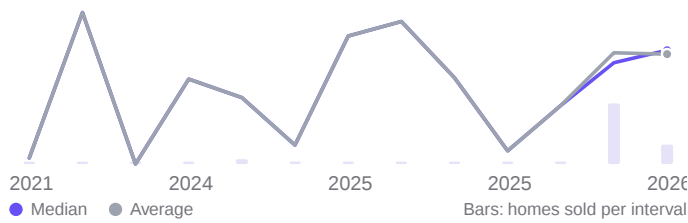
MARKET TRENDS (5 YEARS)

Sale prices

Median \$284K · Average \$276K

Growth (year over year)

Price -21.6% · Sales +460.0%



Price per square foot

\$122/ft²

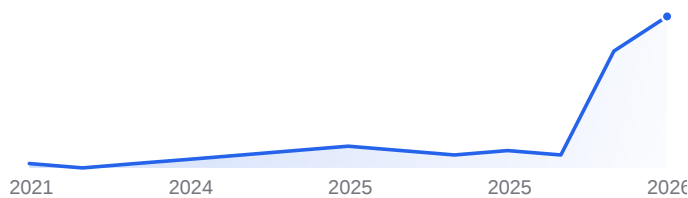
Sale premium vs estimated value

-10.4%



Annual turnover (share of homes sold)

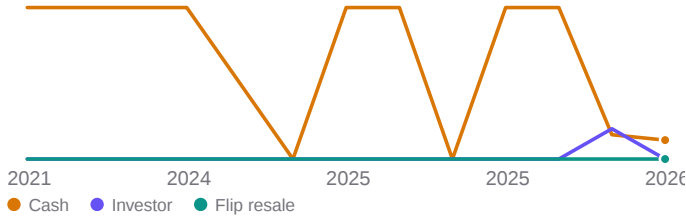
1.6%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,197
Median value (AVM)	\$238K
Median size	2,002 ft²
Median bedrooms	3
Median year built	1994
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.4%
Owner occupied	84%
Company owned	9.2%
Median loan-to-value	49%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	6,103
Density	73 / mi²
Median household income	\$85K

Average household income	\$93K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	51
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	6.5%
Unemployment	1.0%
Average temp	62°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.