

Eupora 39744

ZIP code · MS · Mississippi · Webster County · Eupora

SELLER'S MARKET

\$143K

MEDIAN SALE PRICE

+198.8%

1-YR CHANGE

12

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

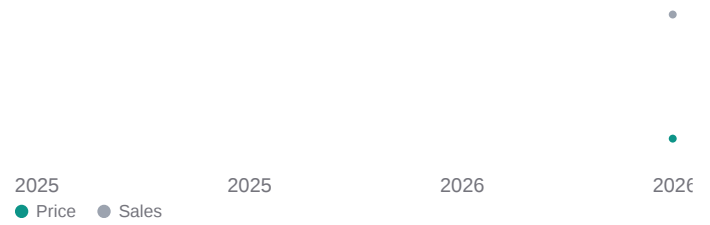
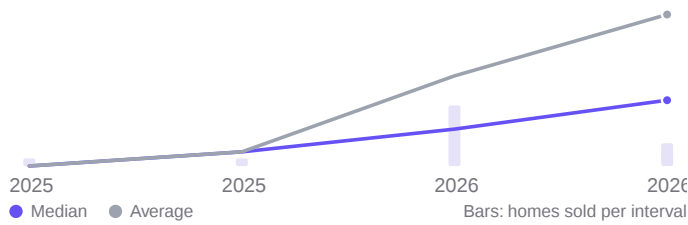
MARKET TRENDS (5 YEARS)

Sale prices

Median \$125K · Average \$225K

Growth (year over year)

Price +198.8% · Sales +1100.0%

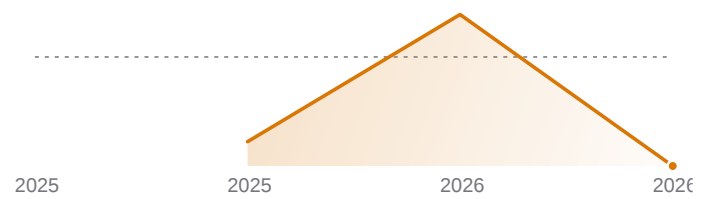
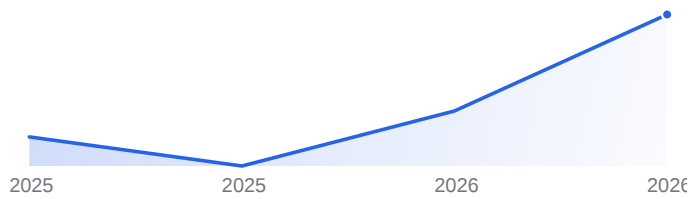


Price per square foot

\$99/ft²

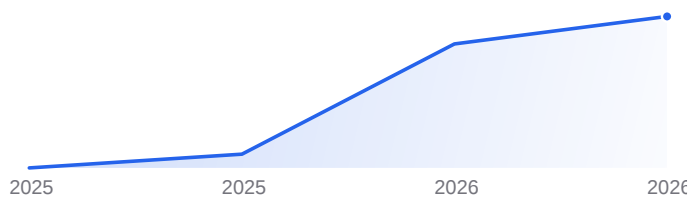
Sale premium vs estimated value

-8.4%



Annual turnover (share of homes sold)

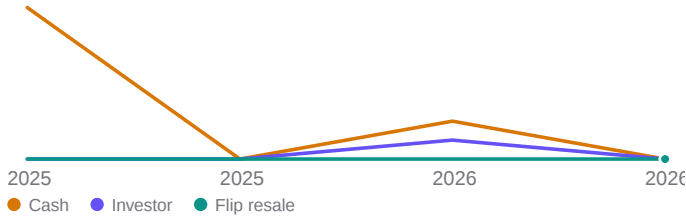
0.5%



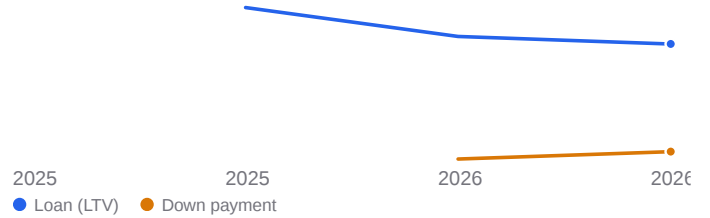
BUYERS & OUTCOMES

Buyer mix

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

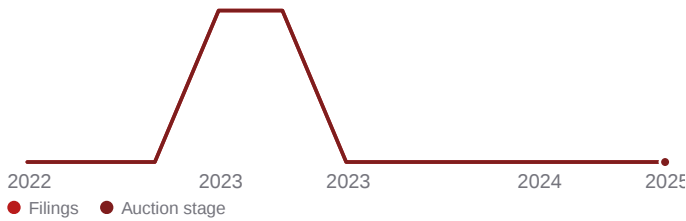


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,258
Median value (AVM)	\$134K
Median size	1,603 ft²
Median bedrooms	3
Median year built	1976
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.5%
Owner occupied	69%
Company owned	7.2%
Median loan-to-value	14%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	5,064
Density	22 / mi²
Median household income	\$55K

Average household income	\$70K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	49
Homes occupied	82%
Bachelor's or higher	9%
Poverty rate	18.1%
Unemployment	0.6%
Average temp	62°F
Annual precip	57 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.