

Maben 39750

ZIP code · MS · Mississippi > Oktibbeha County > Maben

\$253K

MEDIAN SALE PRICE

6

SALES (12 MO)

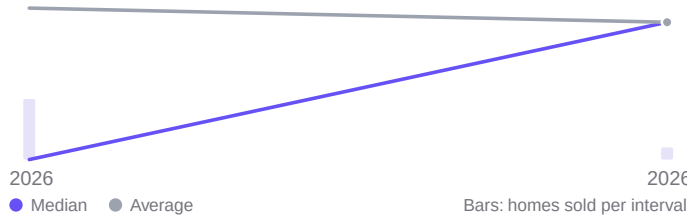
\$154K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

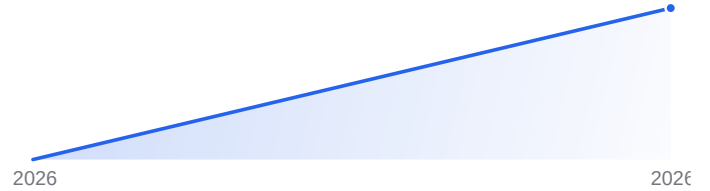
Sale prices

Median \$270K · Average \$270K



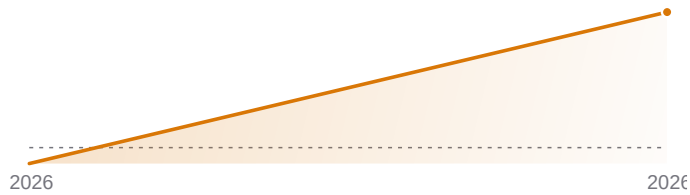
Price per square foot

\$122/ft²



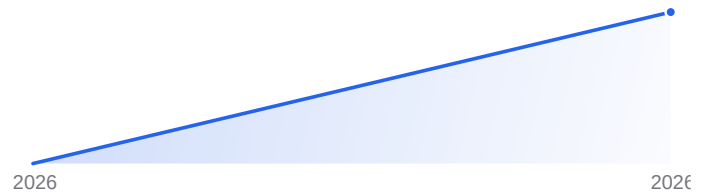
Sale premium vs estimated value

+31.9%



Annual turnover (share of homes sold)

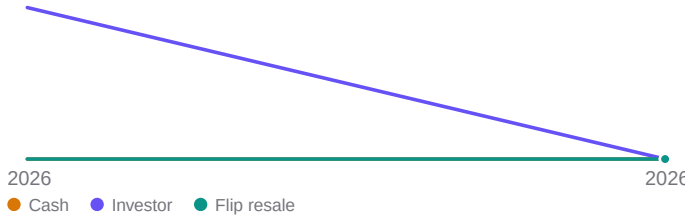
0.6%



BUYERS & OUTCOMES

Buyer mix

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



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



HOUSING STOCK

Homes	985
Median value (AVM)	\$154K
Median size	1,677 ft²
Median bedrooms	3
Median year built	1981
Single family	82%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.9%
Owner occupied	84%
Company owned	7.3%
Median loan-to-value	15%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	2,594
Density	33 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	50
Homes occupied	82%

Bachelor's or higher	10%
Poverty rate	12.5%
Unemployment	1.0%
Average temp	63°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.