

West Point 39773

ZIP code · MS · Mississippi > Clay County > West Point

\$187K

MEDIAN SALE PRICE

43

SALES (12 MO)

\$141K

MEDIAN VALUE (AVM)

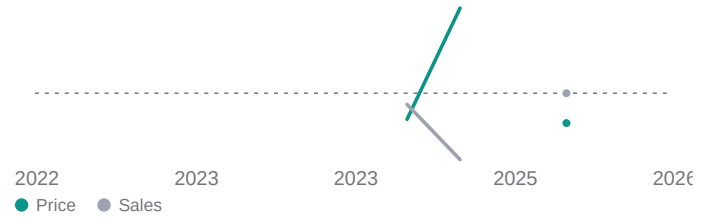
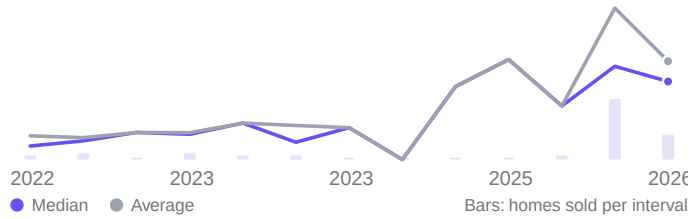
MARKET TRENDS (5 YEARS)

Sale prices

Median \$164K · Average \$202K

Growth (year over year)

Price -33.7% · Sales +0.0%



Price per square foot

\$88/ft²

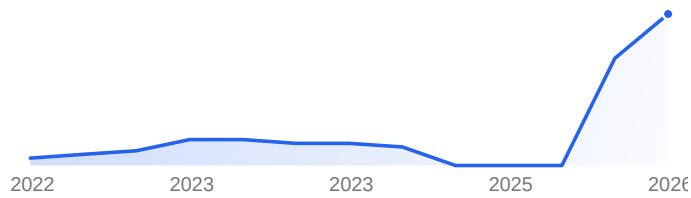
Sale premium vs estimated value

+21.7%



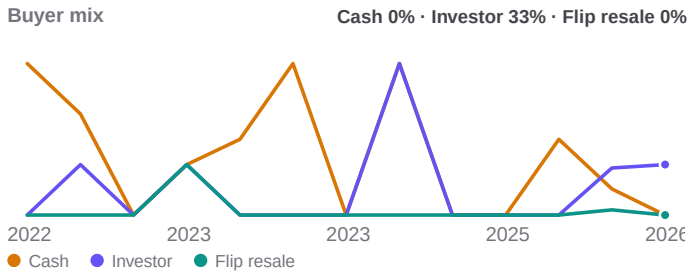
Annual turnover (share of homes sold)

0.8%

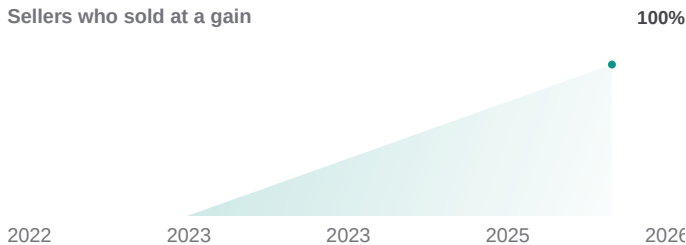


BUYERS & OUTCOMES

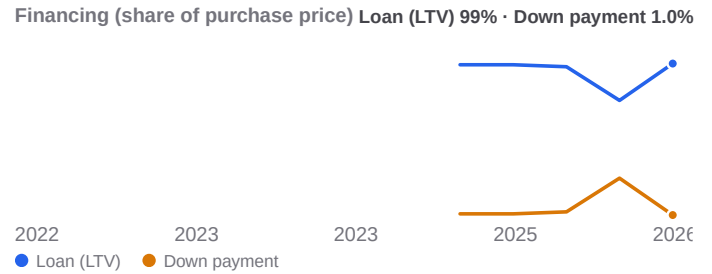
Buyer mix



Sellers who sold at a gain



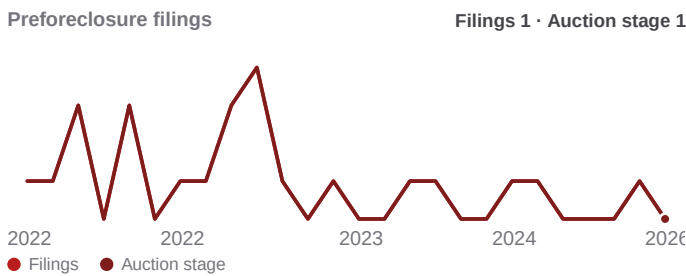
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	5,590
Median value (AVM)	\$141K
Median size	1,547 ft²
Median bedrooms	3
Median year built	1975
Single family	91%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.1%
Owner occupied	78%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

17.6 yrs

COMMUNITY

Population	15,054
Density	68 / mi ²
Median household income	\$43K
Average household income	\$63K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	46
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	22.9%
Unemployment	0.9%
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.