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## Mississippi Town Named One of the Most Affordable Places to Buy a Home

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– Categories: Real Estate



Looking to relocate to Mississippi without breaking the bank? According to data reviewed by MSN, one small town in the Magnolia State has recently earned attention as the most affordable place to purchase a home. The town, located in the Mississippi Delta, offers low home values and a rich cultural and historical background.

MSN analyzed housing markets nationwide using the Zillow Home Value Index (ZHVI), which tracks a region's typical property value. In Mississippi, the data points to Itta Bena, a small town in Leflore County, as the most budget-friendly housing market in the state. The town's

ZHVI came in at just \$49,711, a staggering difference from the statewide average of \$190,585.

Itta Bena, with a population of roughly 1,735 based on the most recent U.S. Census Bureau estimates, stands out for its exceptionally low real estate prices. In contrast, Realtor.com reports that the average home price across Mississippi is around \$289,450, requiring an annual household income of about \$85,239 to purchase a property at that level. Yet in Itta Bena, homes are significantly cheaper, offering first-time buyers or retirees a far more accessible path to ownership.

The town has deep roots in Mississippi's cultural landscape and American history. Located just a mile from Mississippi Valley State University, Itta Bena is known for its proximity to educational institutions and historical sites. The Museum of the Mississippi Delta and landmarks related to the Civil Rights Movement add to the area's significance.

One tragic but historically important event occurred on June 18, 1963, when the Ku Klux Klan attacked the Hopewell Missionary Baptist Church. "While Black church members held a voter registration meeting to honor the late Medgar Evers. A Klansman threw tear gas under the building, and when people left, they were attacked and then arrested. Forty-five people were jailed for about two months." This dark chapter underscores Itta Bena's role in the American South's long struggle for civil rights.

The town was also part of the March Against Fear in 1966, led by activist James Meredith and supported by Martin Luther King Jr. and Stokely Carmichael. These events place Itta Bena at the center of historic change, making its low-cost housing all the more remarkable considering its rich background.

Despite its historical value, Itta Bena's quality of life presents some challenges. According to Niche, a ranking and review platform for neighborhoods, the town received an overall C grade. The site describes Itta Bena as offering "a rural feel, and most residents rent their homes. Many young professionals live in Itta Bena, and residents tend to be liberal."

The economic conditions reflect the town's affordability. The median household income is about \$32,898, significantly lower than the national average of \$78,538. Niche also reports a 29% poverty rate and a 15% unemployment rate. However, the median home value is about \$100,200, still far below the national average of \$303,400. Around 66% of residents

rent, with a median rent of just \$548, less than half of the U.S. median rent of \$1,348, and even further below Zillow's national average rent of \$2,069 as of late June 2025.

While Itta Bena may not offer the economic prosperity in more urban parts of the country, its real estate market remains one of the most accessible. This Mississippi town may be worth a closer look for buyers looking to stretch their dollar and invest in a home with historical depth.