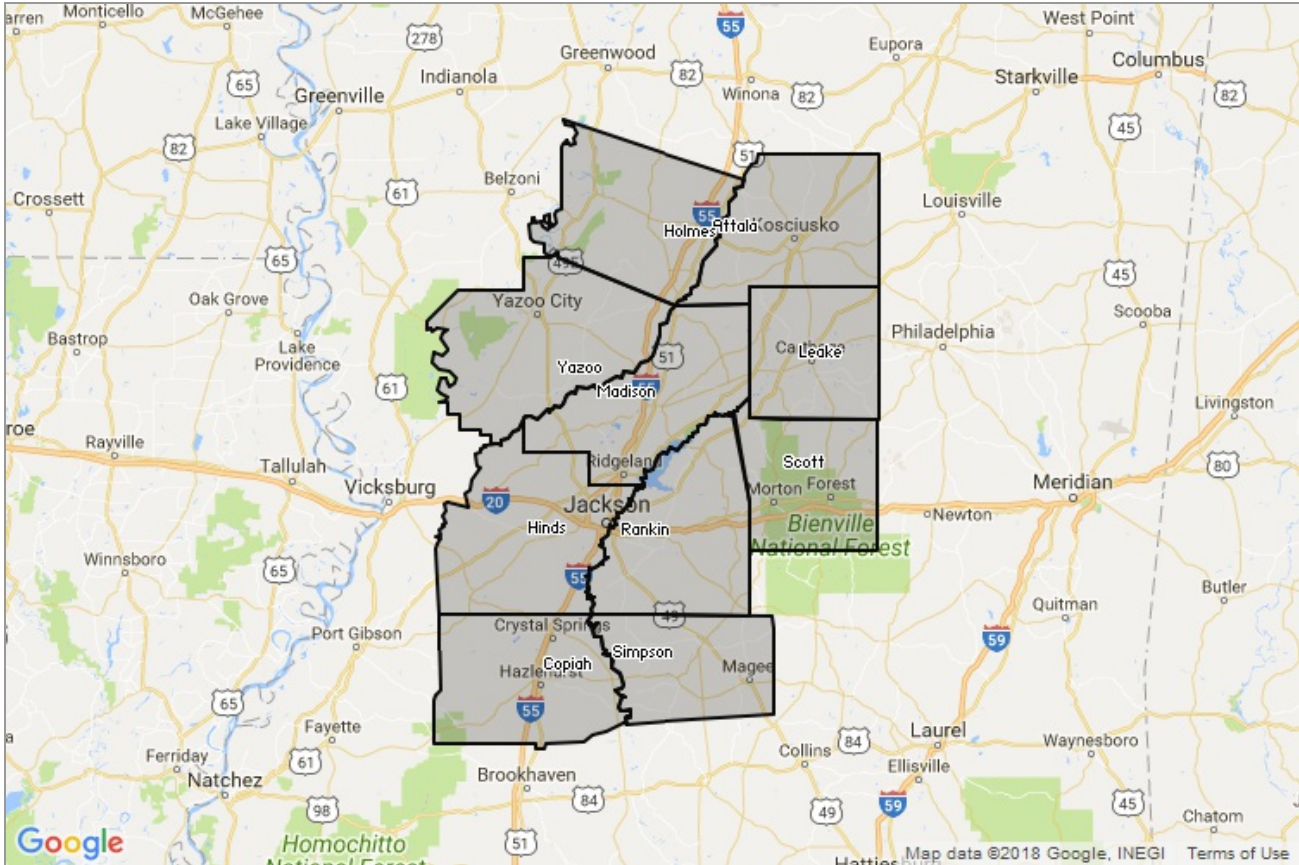


# Monthly Market Data Report



## Report Characteristics

**Report Name:**  
Monthly Market Data Report

**Report Date Range:**  
4/2017 – 4/2018

**Filters Used:**  
Location

**Avg/Med:** Avg Only

**Include Metrics By:** County

**Run Date:** 05/09/2018

**Scheduled:** Yes

Presented by

Central Mississippi MLS, Inc.

(601) 948-1332

<http://centralsmsrealtors.org/>

PO Box 1047  
Jackson, MS 39215

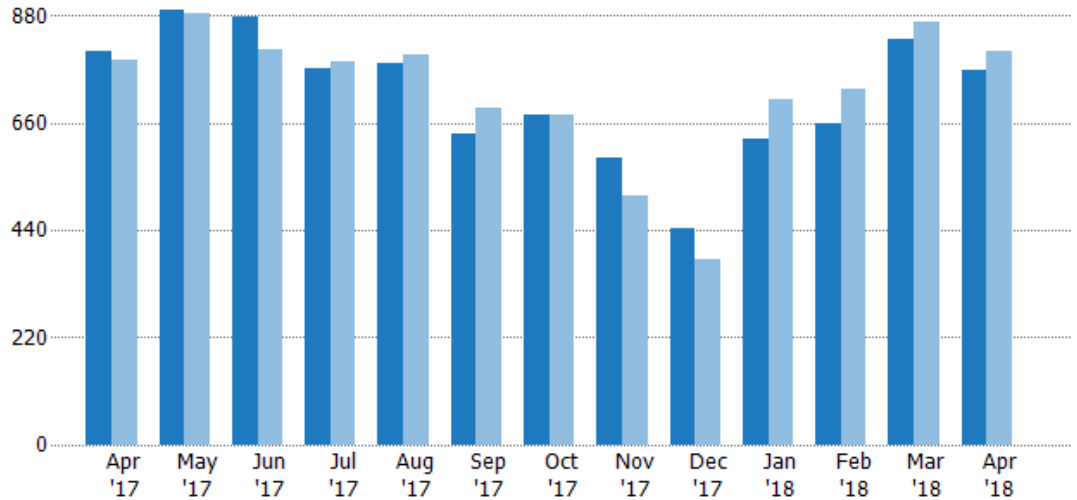
## New Listings

The number of new single-family, condominium and townhome listings that were added each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Count	% Chg.
Apr '18	768	-5.1%
Apr '17	809	2.5%
Apr '16	789	-1.4%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	809	891	877	772	782	638	677	590	444	629	660	833	768
Prior Year	789	885	812	786	800	692	678	512	381	710	729	868	809
Percent Change from Prior Year	3%	1%	8%	-2%	-2%	-8%	0%	15%	17%	-11%	-9%	-4%	-5%

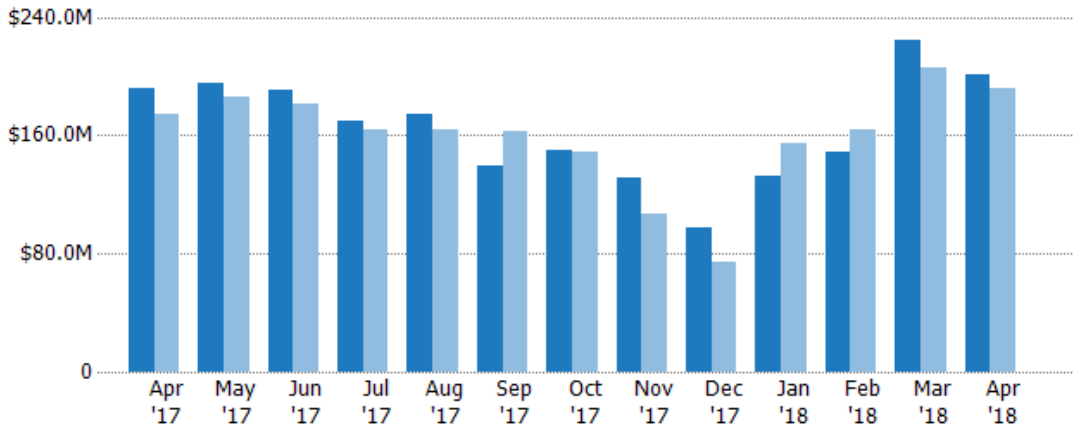
## New Listing Volume

The sum of the listing price of single-family, condominium and townhome listings that were added each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Volume	% Chg.
Apr '18	\$202M	5.1%
Apr '17	\$192M	9.7%
Apr '16	\$175M	-4.3%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$192M	\$195M	\$191M	\$170M	\$174M	\$140M	\$150M	\$131M	\$97.3M	\$133M	\$149M	\$225M	\$202M
Prior Year	\$175M	\$186M	\$182M	\$164M	\$164M	\$163M	\$149M	\$106M	\$74.4M	\$155M	\$164M	\$206M	\$192M
Percent Change from Prior Year	10%	5%	5%	3%	6%	-14%	0%	23%	31%	-14%	-9%	9%	5%

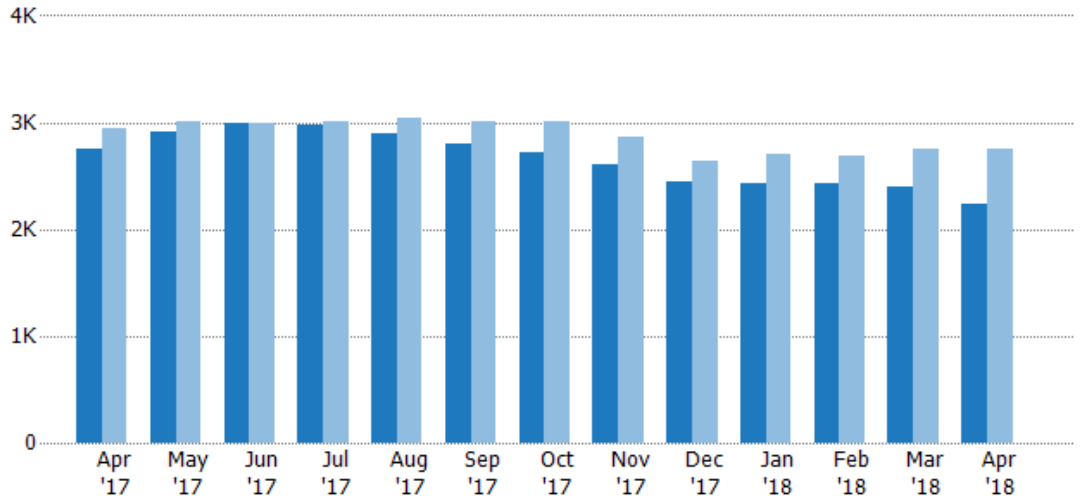
## Active Listings

The number of active single-family, condominium and townhome listings at the end of each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Count	% Chg.
Apr '18	2.24K	-18.7%
Apr '17	2.75K	-6.2%
Apr '16	2.94K	6.5%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	2.75K	2.91K	2.99K	2.98K	2.9K	2.8K	2.72K	2.6K	2.45K	2.43K	2.43K	2.4K	2.24K
Prior Year	2.94K	3.01K	2.99K	3K	3.04K	3K	3K	2.87K	2.64K	2.7K	2.69K	2.74K	2.75K
Percent Change from Prior Year	-6%	-3%	0%	-1%	-5%	-7%	-9%	-9%	-7%	-10%	-10%	-12%	-19%

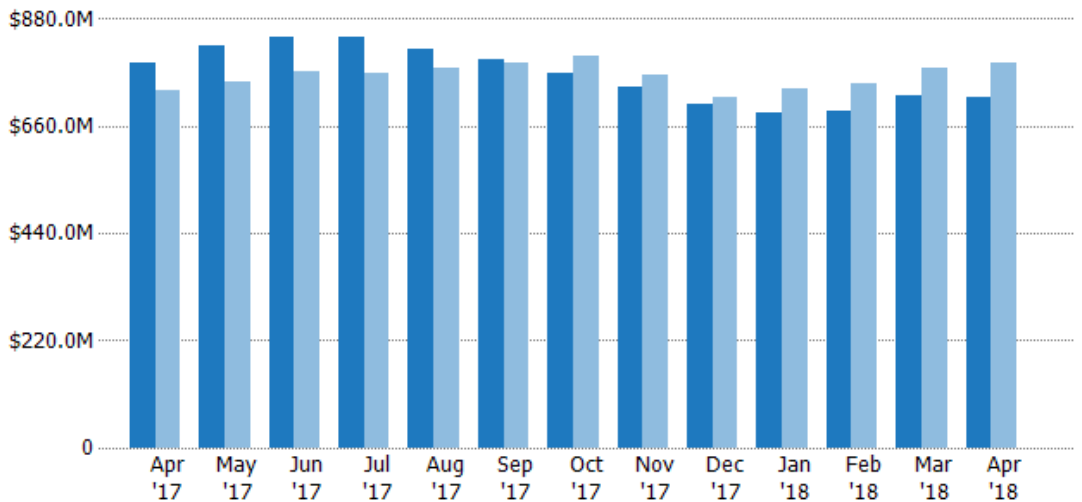
## Active Listing Volume

The sum of the listing price of active single-family, condominium and townhome listings at the end of each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Volume	% Chg.
Apr '18	\$721M	-8.7%
Apr '17	\$789M	7.6%
Apr '16	\$734M	2.5%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$789M	\$827M	\$844M	\$842M	\$819M	\$796M	\$770M	\$741M	\$707M	\$688M	\$692M	\$723M	\$721M
Prior Year	\$734M	\$752M	\$773M	\$767M	\$780M	\$791M	\$803M	\$766M	\$719M	\$737M	\$749M	\$781M	\$789M
Percent Change from Prior Year		8%	10%	9%	10%	5%	1%	-4%	-3%	-2%	-7%	-8%	-7%

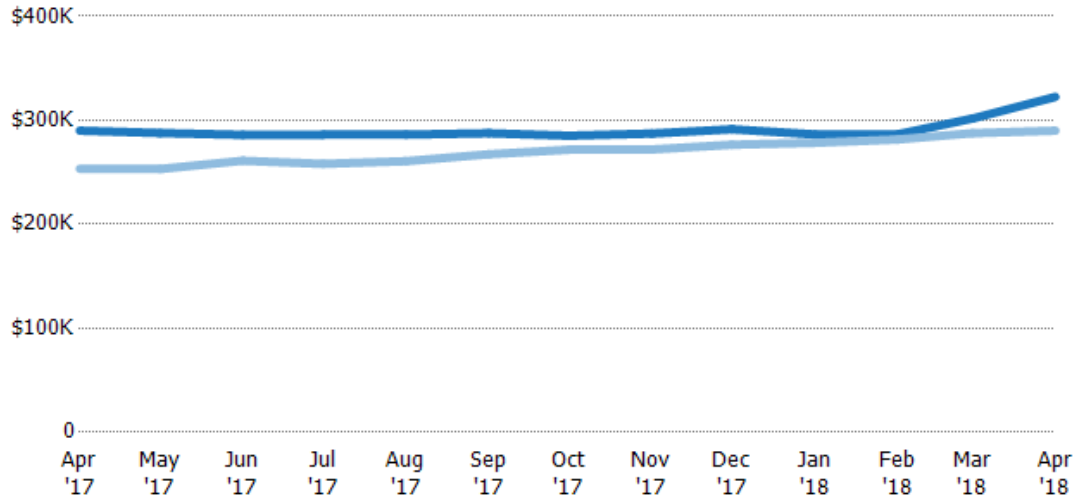
## Average Listing Price

The average listing price of active single-family, condominium and townhome listings at the end of each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Price	% Chg.
Apr '18	\$322K	11.2%
Apr '17	\$290K	14.5%
Apr '16	\$253K	-4.1%



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$290K	\$288K	\$286K	\$286K	\$286K	\$288K	\$285K	\$287K	\$291K	\$286K	\$286K	\$302K	\$322K
Prior Year	\$253K	\$253K	\$261K	\$258K	\$261K	\$267K	\$272K	\$272K	\$277K	\$278K	\$282K	\$288K	\$290K
Percent Change from Prior Year	15%	14%	10%	11%	10%	8%	5%	6%	5%	3%	2%	5%	11%

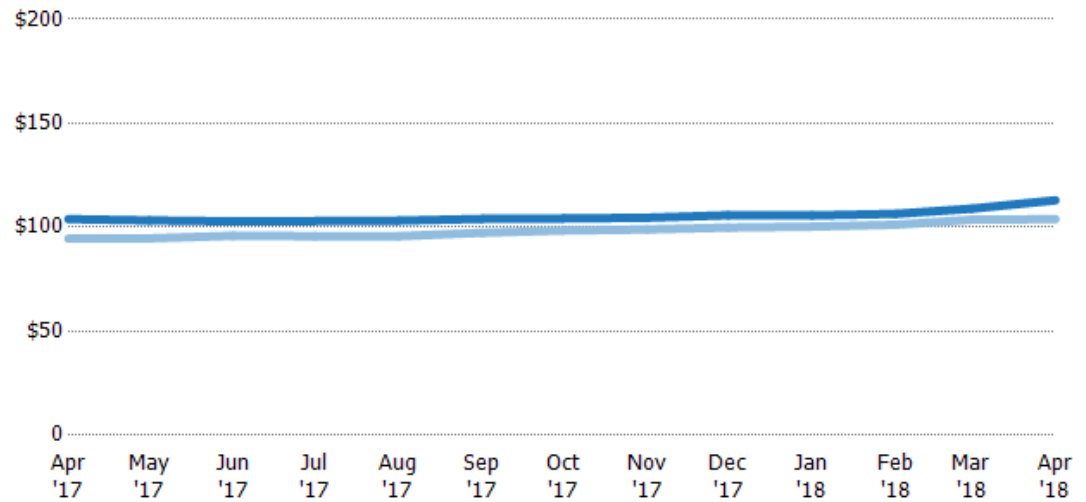
## Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected

Month/Year	Price/sq ft	% Chg.
Apr '18	\$113	8.7%
Apr '17	\$104	10%
Apr '16	\$94.5	-3%



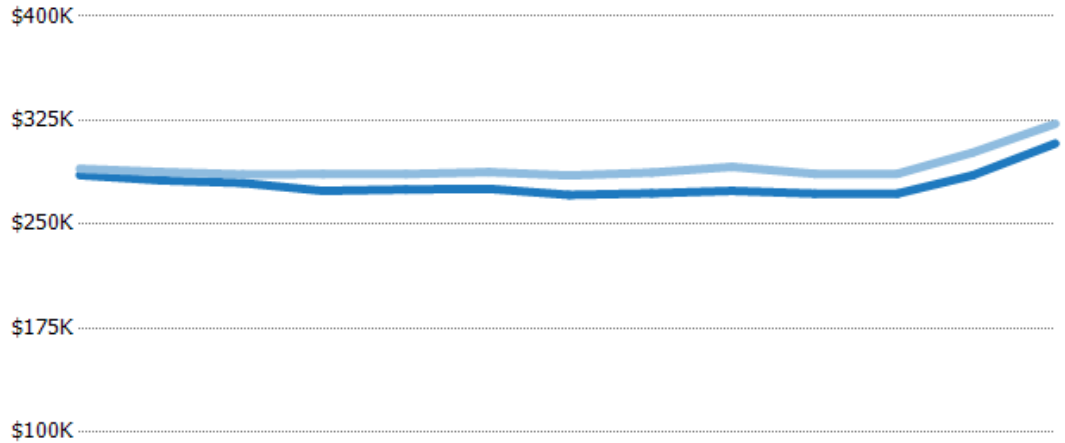
	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Current Year	\$104	\$103	\$103	\$103	\$103	\$104	\$104	\$105	\$106	\$106	\$106	\$109	\$113
Prior Year	\$94.5	\$94.7	\$95.9	\$95.7	\$95.7	\$97.4	\$98.4	\$99	\$100	\$100	\$101	\$104	\$104
Percent Change from Prior Year	10%	9%	7%	8%	8%	7%	6%	6%	6%	5%	5%	5%	9%

## Average Listing Price vs Average Est Value

The average listing price as a percentage of the average AVM or RVM® valuation estimate for active listings each month.

**Filters Used**

MLS: Central Mississippi MLS, Inc.  
County: 10 Selected



	Apr '17	May '17	Jun '17	Jul '17	Aug '17	Sep '17	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18
Avg Est Value	\$285K	\$282K	\$280K	\$274K	\$275K	\$276K	\$271K	\$272K	\$274K	\$272K	\$272K	\$285K	\$308K
Avg Listing Price	\$290K	\$288K	\$286K	\$286K	\$286K	\$288K	\$285K	\$287K	\$291K	\$286K	\$286K	\$302K	\$322K
Avg Listing Price as a % of Avg Est Value	102%	102%	102%	104%	104%	104%	105%	105%	106%	105%	105%	106%	105%

## Appendix

The metrics that are calculated by RPR® may show the same general trends as those published by other sources (i.e. MLS, Associations or vendors), but because of our processes and parcel-centric approach, some variation may occur. Data sources include MLS's, where licensed, and public records for more in-depth metrics on distressed properties.

### Report Details

**Report Name:** Monthly Market Data Report

**Run Date:** 05/09/2018

**Scheduled:** Yes

**Report Date Range:** From 4/2017 To: 4/2018

### Information Included

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Include Cover Sheet        | <input checked="" type="checkbox"/> Averages         |
| <input type="checkbox"/> Include Key Metric Summary            | <input checked="" type="checkbox"/> Include Appendix |
| <input checked="" type="checkbox"/> Include Metrics By: County | <input type="checkbox"/> Medians                     |

### Listing Filters

**Property Types:** All

**Sales Types:** All

**Price Range:** None

### Location Filters

**State:** All

**County:** Attala County, Mississippi   Copeiah County, Mississippi   Hinds County, Mississippi  
 Holmes County, Mississippi   Leake County, Mississippi   Madison County, Mississippi  
 Rankin County, Mississippi   Scott County, Mississippi   Simpson County, Mississippi  
 Yazoo County, Mississippi

**ZIP Code:** All

### Listing Activity Charts

- New Listings
- Active Listings
- Average Listing Price
- Average Listing Price per Sq Ft
- Average Listing Price vs Est Value
- Median Days in RPR
- Months of Inventory
- Absorption Rate

### Sales Activity Charts

- Active/Pending/Sold
- New Pending Sales
- Pending Sales
- Closed Sales
- Average Sales Price
- Average Sales Price per Sq Ft
- Average Sales Price vs Listing Price
- Average Sales Price vs Est Value

### Distressed Charts

- Distressed Listings
- Distressed Sales

### Data Tables Using 4/2018 data

- Listing Activity by ZIP
- Listing Activity by Metro Area
- Sales Activity by ZIP
- Sales Activity by Metro Area