

# Central Mississippi Annual Market Heartbeat

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FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES



# 2017

# 2017 Central Mississippi Annual Market Heartbeat

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES



**There** is an ongoing and undeniable national housing shortage. Year-over-year inventory levels have been down in most markets for several years now, and that trend is expected to persist in 2018. Consumers are still purchasing for the first time and relocating to other, presumably more ideal homes.

Having the financial ability to make a move clearly seems feasible to many eager buyers amidst a healthy economy, whether life events such as marriage, children, employment change or desirable downsizing is the reason for moving.

There are further positive signs on the horizon, as builder confidence has improved and construction job gains are measurably higher. It will still take more effort than a lone year can provide for building activity to reach a needed level for inventory balance, but a step in the right direction is welcome.

More sellers should feel ready and willing to list in 2018. Economic indicators such as unemployment rates and consumer confidence are in an improved state, and sellers currently hold the keys in the buyer-seller relationship. This does not mean that sellers can set their price and watch the offers roll in. On the contrary, buyers will be poised to test prevailing price points, particularly in markets where home price increases are outpacing wage growth and in light of the fact that mortgage rates are expected to increase further in 2018.

**Sales:** Pending sales increased 10.3 percent, landing at 5,775 to close out the year. Closed sales were up 5.1 percent to finish 2017 at 5,740.

**Listings:** Year-over-year, the number of homes available for sale was lower by 9.2 percent. There were 2,336 active listings at the end of 2017. New listings increased by 3.1 percent to finish the year at 7,980. Home supply was once again lower than desired in 2017.

**Bedroom Count:** Increases in sales prices occurred across homes of all sizes over the last year. In 2017, properties with 2 bedrooms or fewer saw the largest median sales price growth at 11.5 percent. The highest percent of original list price received at sale went to properties with 3 bedrooms at 94.8 percent.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 1.7 percent to \$175,000 for the year. Prices are expected to rise at a slow rate in 2018. Residential home prices were up 2.3 percent compared to last year, and Condominium home prices were up 8.6 percent.

**List Price Received:** Sellers received, on average, 96.5 percent of their original list price at sale, a minimal year-over-year reduction of 0.1 percent. As sales prices are expected to increase further in 2018, this should bring original list price received at sale up as well.

The historic tax reforms due to make their mark in 2018 will have varying effects across the nation. High-priced coastal markets may feel the changes stronger than the middle of the country. And some potential buyers may see the changes as providing less of an investment benefit for homeowners.

Some observers warn that there might be enough lack of incentives to stifle homeownership, which is already near 50-year lows. Policymakers claim that the reforms will help boost economic activity and profitability. Whichever direction we ultimately turn, the next year appears to offer a dalliance with balance intended to intrigue both sides of the transaction toward a common middle ground.

For those who have their minds made up to buy a home in 2018, it will likely be a competitive ride. The trend has widely been toward fewer days on market and fewer months of supply, indicating strong demand despite higher prices and low inventory. This could prove tricky for first-time home buyers, especially for those who are impacted by student loan debt, content to rent or among the more than 15 percent of adult children still living at home. In a landscape rife with new variables, residential real estate is certainly poised to offer an interesting and active year ahead.

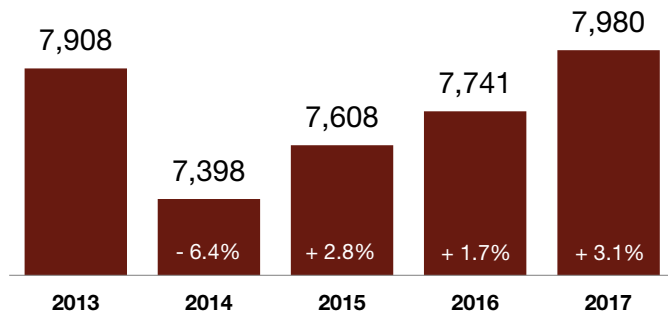
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# Quick Facts

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES (15 CLOSED SALES OR MORE)

## New Listings



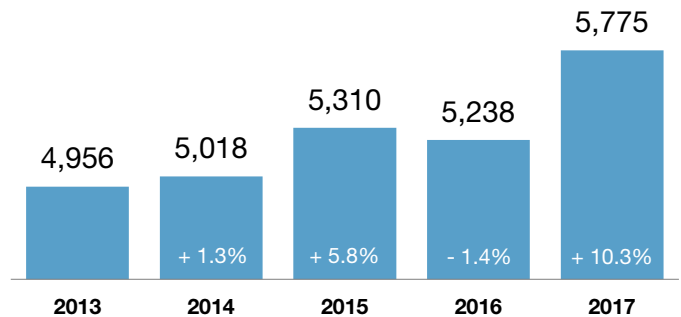
### Top 5 ZIP Codes: Change in New Listings from 2016

39044	+ 35.3%
39213	+ 28.8%
39232	+ 25.7%
39073	+ 18.2%
39117	+ 14.8%

### Bottom 5 ZIP Codes: Change in New Listings from 2016

39204	- 8.6%
39170	- 8.8%
39212	- 20.7%
39216	- 29.3%
39051	- 30.7%

## Pending Sales



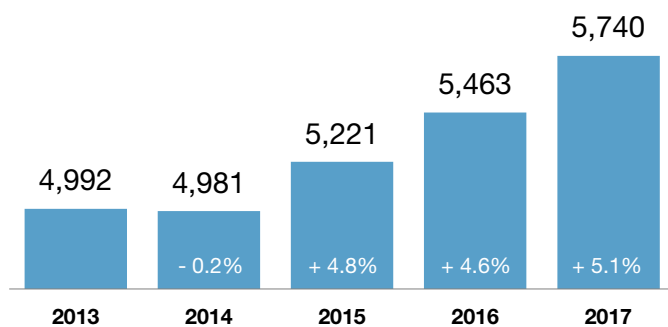
### Top 5 ZIP Codes: Change in Pending Sales from 2016

39145	+ 46.2%
39202	+ 37.1%
39044	+ 36.4%
39114	+ 35.7%
39073	+ 29.3%

### Bottom 5 ZIP Codes: Change in Pending Sales from 2016

39056	+ 1.1%
39213	0.0%
39204	- 1.5%
39212	- 1.8%
39051	- 8.2%

## Closed Sales



### Top 5 ZIP Codes: Change in Closed Sales from 2016

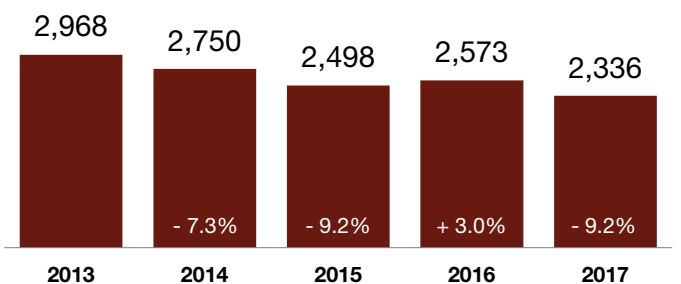
39044	+ 45.5%
39145	+ 35.7%
39202	+ 34.3%
39114	+ 27.6%
39170	+ 18.1%

### Bottom 5 ZIP Codes: Change in Closed Sales from 2016

39046	- 3.6%
39218	- 7.7%
39212	- 9.7%
39213	- 10.0%
39204	- 12.5%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 ZIP Codes: Change in Homes for Sale from 2016

39117	+ 25.0%
39056	+ 11.5%
39232	+ 11.1%
39073	+ 10.4%
39047	+ 8.9%

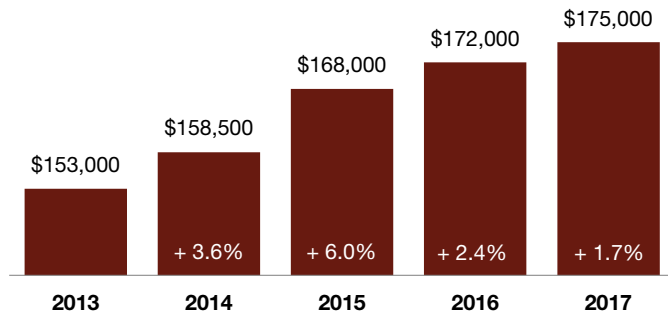
### Bottom 5 ZIP Codes: Change in Homes for Sale from 2016

39044	- 33.3%
39209	- 35.0%
39212	- 36.2%
39216	- 41.0%
39218	- 47.4%

# Quick Facts

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES (15 CLOSED SALES OR MORE)

## Median Sales Price



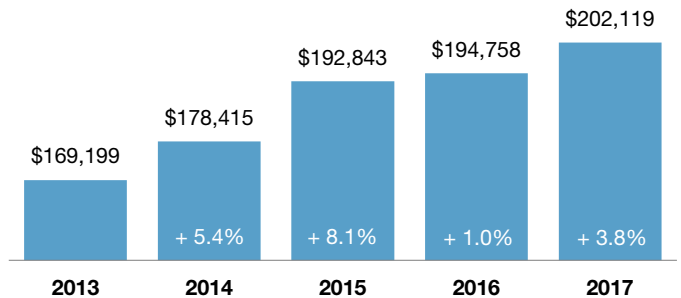
### Top 5 ZIP Codes: Change in Median Sales Price from 2016

39145	+ 110.0%
39206	+ 40.2%
39209	+ 35.1%
39212	+ 33.2%
39204	+ 17.3%

### Bottom 5 ZIP Codes: Change in Median Sales Price from 2016

39117	- 4.9%
39216	- 5.5%
39051	- 6.6%
39114	- 13.4%
39044	- 47.7%

## Average Sales Price



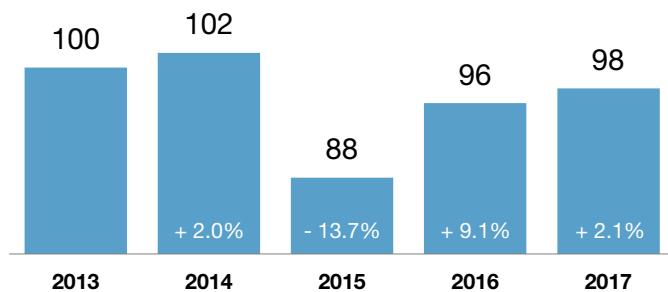
### Top 5 ZIP Codes: Change in Avg. Sales Price from 2016

39145	+ 65.4%
39212	+ 21.9%
39170	+ 15.9%
39206	+ 12.4%
39073	+ 11.7%

### Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2016

39154	- 3.3%
39051	- 6.1%
39216	- 11.8%
39117	- 14.3%
39044	- 45.4%

## Days on Market Until Sale



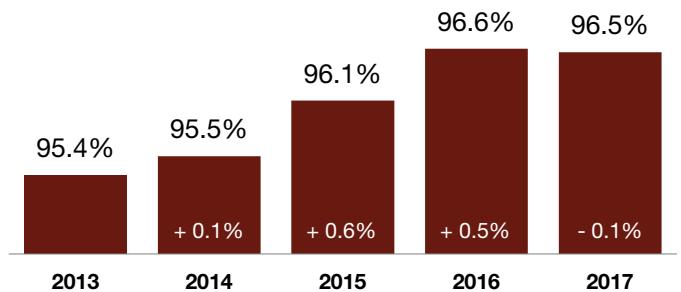
### Top 5 ZIP Codes: Change in Days on Market from 2016

39051	+ 58.9%
39216	+ 42.0%
39114	+ 39.0%
39206	+ 29.8%
39170	+ 21.2%

### Bottom 5 ZIP Codes: Change in Days on Market from 2016

39218	- 21.7%
39071	- 25.4%
39044	- 26.6%
39145	- 27.8%
39213	- 30.3%

## Percent of List Price Received



### Top 5 ZIP Codes: Change in Pct. of List Price Received from 2016

39145	+ 2.0%
39202	+ 1.6%
39213	+ 1.2%
39154	+ 0.8%
39046	+ 0.8%

### Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2016

39206	- 1.8%
39117	- 2.5%
39114	- 2.8%
39209	- 6.1%
39044	- 6.4%

# Price Range Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES

**\$120,001 to \$160,000**

Price Range with Shortest Average Market Time

**\$250,001 and Above**

Price Range with Longest Average Market Time

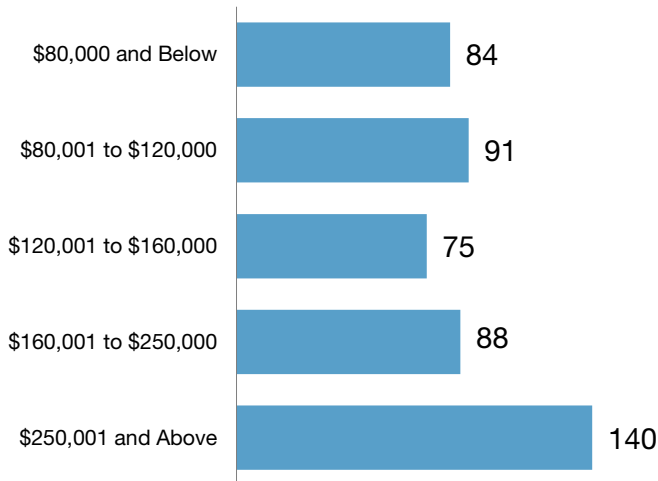
**10.6%**

of Homes for Sale at Year End Priced \$80,000 and Below

**- 25.7%**

One-Year Change in Homes for Sale Priced \$80,000 and Below

## Days on Market Until Sale by Price Range



## Share of Homes for Sale \$80,000 and Below



**\$160,001 to \$250,000**

Price Range with the Most Closed Sales

**+ 14.4%**

Price Range with Strongest One-Year Change in Sales: \$250,001 and Above

**\$80,000 and Below**

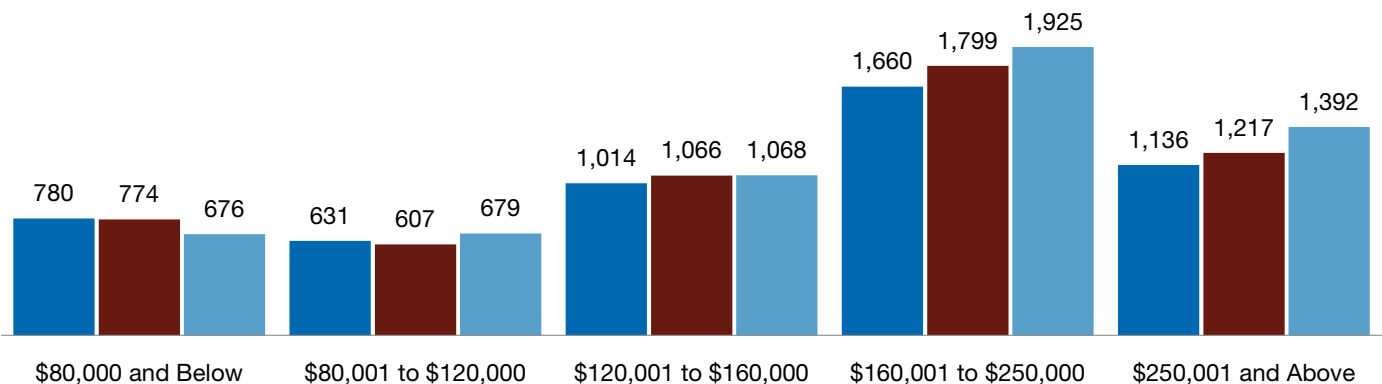
Price Range with the Fewest Closed Sales

**- 12.7%**

Price Range with Weakest One-Year Change in Sales: \$80,000 and Below

## Closed Sales by Price Range

■ 2015 ■ 2016 ■ 2017



# Property Type Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES

**98**

Average Days on Market  
**Residential**

**99**

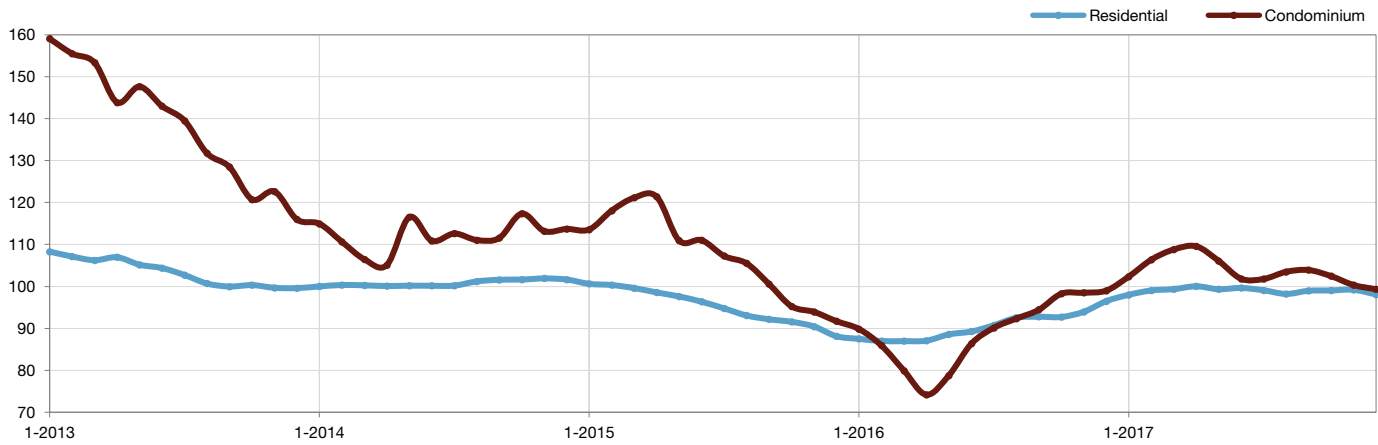
Average Days on Market  
**Condominium**

## Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.

### Top ZIP Codes: Condominium Market Share in 2017

39216	24.1%
39157	11.6%
39211	9.6%
39206	8.0%
39232	5.6%
39056	5.5%



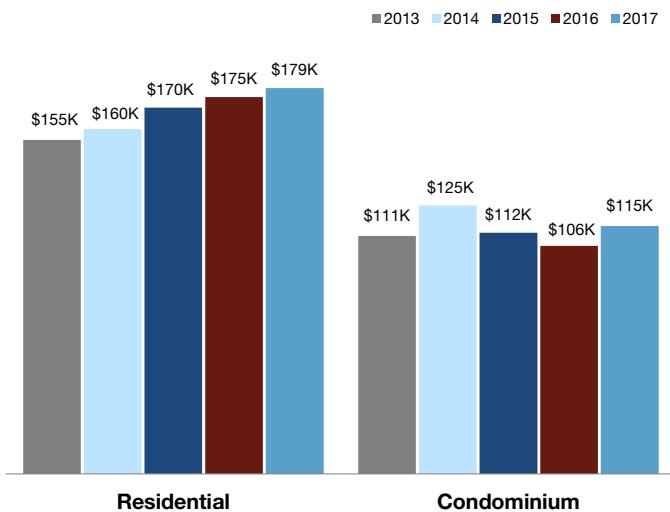
**+ 2.3%**

One-Year Change in Price  
**Residential**

**+ 8.6%**

One-Year Change in Price  
**Condominium**

## Median Sales Price



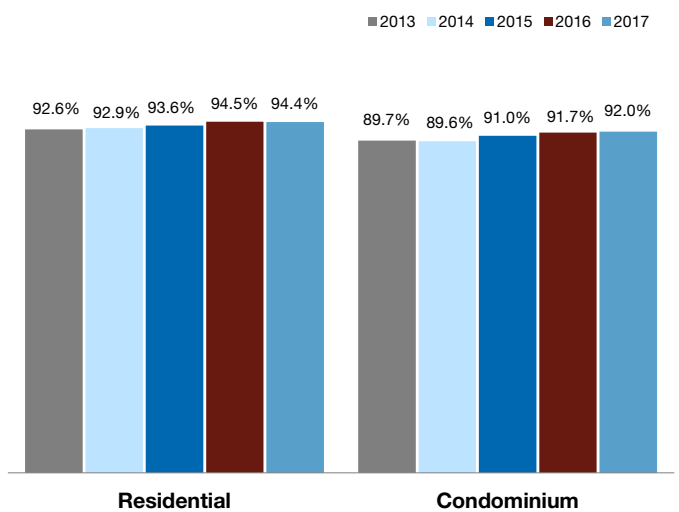
**94.4%**

Pct. of Orig. Price Received  
**Residential**

**92.0%**

Pct. of Orig. Price Received  
**Condominium**

## Percent of Original List Price Received



# Bedroom Count Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN HINDS, MADISON AND RANKIN COUNTIES

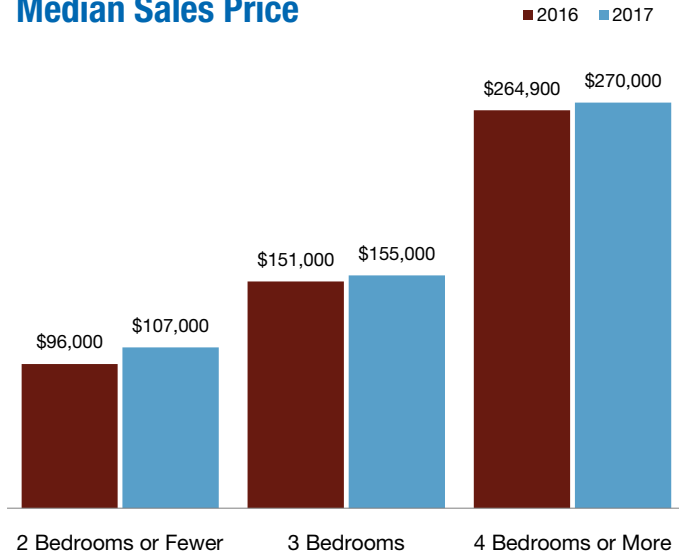
**+ 11.5%**

Growth in Median Sales Price  
2 Bedrooms or Fewer

**+ 2.6%**

Growth in Median Sales Price  
3 Bedrooms

## Median Sales Price



### Top ZIP Codes: 4 Bedrooms or More Market Share in 2017

39110	56.9%
Madison County	48.1%
39071	44.0%
39232	42.4%
39114	40.5%
39203	40.0%
39211	39.7%
39170	38.8%
39056	37.9%
39042	35.9%
39154	33.9%
39046	33.6%
39117	33.3%
39047	32.5%
39066	30.8%
Hinds County	30.3%
Rankin County	29.8%

**94.3%**

Percent of Original List Price  
Received in 2017 for  
All Properties

**92.0%**

Percent of Original List Price  
Received in 2017 for  
2 Bedrooms or Fewer

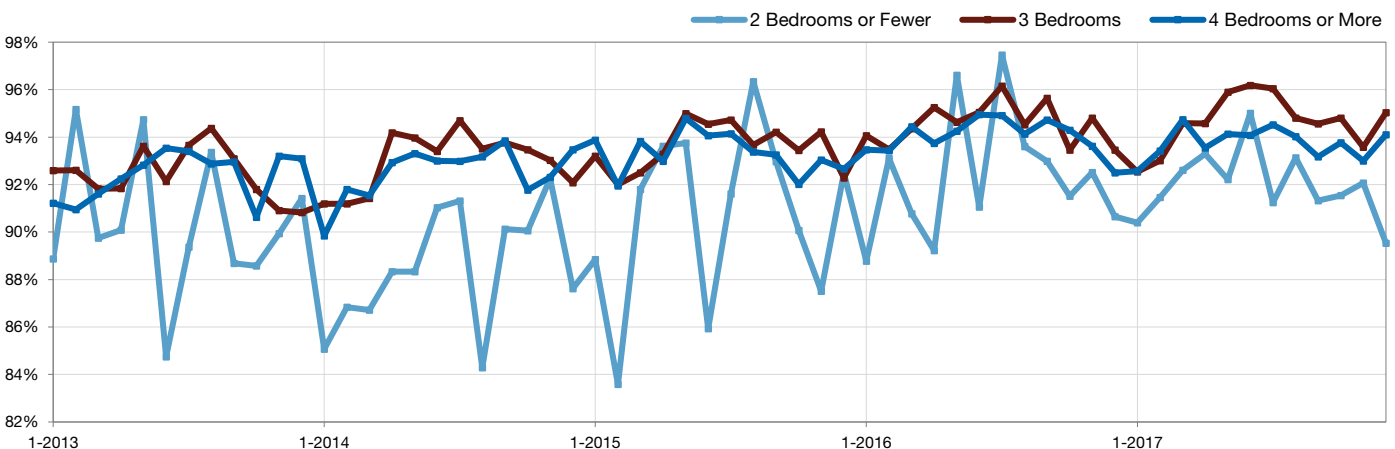
**94.8%**

Percent of Original List Price  
Received in 2017 for  
3 Bedrooms

**93.8%**

Percent of Original List Price  
Received in 2017 for  
4 Bedrooms or More

## Percent of Original List Price Received



# Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2016	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
<b>10-County Area</b>	<b>6,097</b>	<b>+ 4.7%</b>	<b>95.3%</b>	<b>3.5%</b>	<b>5.1</b>	<b>101</b>	<b>96.3%</b>
<b>3-County Area</b>	<b>5,740</b>	<b>+ 5.1%</b>	<b>95.4%</b>	<b>3.7%</b>	<b>4.9</b>	<b>98</b>	<b>96.5%</b>
<b>Hinds County</b>	<b>1,877</b>	<b>+ 3.4%</b>	<b>94.2%</b>	<b>5.1%</b>	<b>5.4</b>	<b>106</b>	<b>94.8%</b>
39041	6	+ 100.0%	100.0%	0.0%	4.2	107	91.4%
39056	385	- 2.0%	94.3%	5.5%	4.0	87	97.2%
39066	13	+ 62.5%	100.0%	0.0%	5.7	130	96.9%
39154	62	+ 10.7%	90.3%	0.0%	6.5	96	95.2%
39170	98	+ 18.1%	96.9%	0.0%	6.6	137	96.6%
39174	1	--	100.0%	0.0%	0.0	97	85.0%
39175	10	+ 66.7%	100.0%	0.0%	2.3	153	91.8%
39201	0	--	0.0%	0.0%	0.0	0	0.0%
39202	47	+ 34.3%	100.0%	0.0%	9.0	113	95.2%
39203	5	+ 66.7%	100.0%	0.0%	0.6	72	116.4%
39204	63	- 12.5%	98.4%	1.6%	7.1	108	89.4%
39206	125	+ 11.6%	92.0%	8.0%	5.5	109	92.6%
39209	60	+ 9.1%	98.3%	0.0%	5.0	95	90.4%
39211	478	+ 2.6%	90.4%	9.6%	6.5	125	94.0%
39212	205	- 9.7%	98.5%	1.5%	4.7	105	92.6%
39213	27	- 10.0%	100.0%	0.0%	8.6	62	90.1%
39216	58	+ 11.5%	75.9%	24.1%	4.8	125	92.5%
39219	0	--	0.0%	0.0%	0.0	0	0.0%
39272	234	+ 12.0%	99.1%	0.4%	3.7	87	97.7%
<b>Madison County</b>	<b>1,609</b>	<b>+ 2.9%</b>	<b>96.4%</b>	<b>3.2%</b>	<b>5.6</b>	<b>107</b>	<b>97.1%</b>
39045	0	--	0.0%	0.0%	0.0	0	0.0%
39046	217	- 3.6%	98.6%	0.9%	5.3	107	97.0%
39051	45	- 4.3%	91.1%	0.0%	9.5	179	93.4%
39071	25	+ 4.2%	96.0%	0.0%	8.4	97	93.8%
39110	1,045	+ 2.9%	98.5%	1.3%	5.5	111	97.5%
39146	4	+ 33.3%	100.0%	0.0%	6.0	156	96.4%
39157	318	+ 8.5%	87.7%	11.6%	5.4	93	96.1%
<b>Rankin County</b>	<b>2,254</b>	<b>+ 8.2%</b>	<b>95.6%</b>	<b>2.9%</b>	<b>3.9</b>	<b>85</b>	<b>97.6%</b>
39042	604	+ 13.7%	95.3%	3.5%	3.9	92	98.0%
39044	16	+ 45.5%	95.3%	3.5%	4.0	80	90.5%
39047	875	+ 3.2%	95.3%	3.5%	4.4	87	97.5%
39073	145	+ 17.9%	95.3%	3.5%	4.2	87	97.8%
39094	11	+ 83.3%	95.3%	3.5%	2.7	116	98.1%



# Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2016	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
39114	37	+ 27.6%	100.0%	0.0%	6.1	164	92.4%
39117	21	+ 10.5%	71.4%	0.0%	5.5	84	93.2%
39145	19	+ 35.7%	100.0%	0.0%	5.2	96	96.3%
39151	1	0.0%	100.0%	0.0%	0.0	109	98.4%
39161	0	--	0.0%	0.0%	0.0	0	0.0%
39167	0	--	0.0%	0.0%	0.0	0	0.0%
39208	414	+ 8.9%	96.4%	1.4%	2.9	65	97.1%
39218	60	- 7.7%	100.0%	0.0%	1.8	72	97.6%
39232	125	+ 9.6%	93.6%	5.6%	4.8	109	97.5%
<b>Simpson County</b>	<b>96</b>	<b>+ 31.5%</b>	<b>94.8%</b>	<b>0.0%</b>	<b>8.6</b>	<b>172</b>	<b>91.9%</b>
39044	16	+ 45.5%	68.8%	0.0%	4.0	80	90.5%
39062	1	0.0%	100.0%	0.0%	1.0	17	100.0%
39073	145	+ 17.9%	97.2%	0.0%	4.2	87	97.8%
39082	5	+ 25.0%	100.0%	0.0%	0.0	183	99.6%
39111	39	+ 44.4%	97.4%	0.0%	10.8	192	91.4%
39114	37	+ 27.6%	100.0%	0.0%	6.1	164	92.4%
39119	7	+ 133.3%	85.7%	0.0%	4.3	211	90.1%
39140	2	- 33.3%	100.0%	0.0%	0.0	356	69.1%
39149	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Scott County</b>	<b>43</b>	<b>- 28.3%</b>	<b>88.4%</b>	<b>0.0%</b>	<b>6.3</b>	<b>101</b>	<b>94.1%</b>
39057	0	--	0.0%	0.0%	0.0	0	0.0%
39074	27	- 30.8%	88.9%	0.0%	7.1	121	95.4%
39080	0	--	0.0%	0.0%	0.0	0	0.0%
39087	0	--	0.0%	0.0%	0.0	0	0.0%
39092	1	- 66.7%	100.0%	0.0%	1.0	47	84.4%
39094	11	+ 83.3%	81.8%	0.0%	2.7	116	98.1%
39098	0	--	0.0%	0.0%	0.0	0	0.0%
39117	21	+ 10.5%	71.4%	0.0%	5.5	84	93.2%
39145	19	+ 35.7%	100.0%	0.0%	5.2	96	96.3%
39152	2	- 33.3%	100.0%	0.0%	1.0	97	97.2%
39189	7	+ 133.3%	100.0%	0.0%	5.7	123	93.1%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Yazoo County</b>	<b>47</b>	<b>- 28.8%</b>	<b>97.9%</b>	<b>0.0%</b>	<b>5.5</b>	<b>154</b>	<b>92.8%</b>
38922	0	--	0.0%	0.0%	0.0	0	0.0%
38948	0	--	0.0%	0.0%	0.0	0	0.0%
39039	3	- 57.1%	100.0%	0.0%	1.0	36	97.6%

# Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2016	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
39040	5	- 58.3%	100.0%	0.0%	2.0	114	93.7%
39162	0	--	0.0%	0.0%	0.0	0	0.0%
39179	1	--	100.0%	0.0%	1.0	329	79.6%
39194	38	- 15.6%	97.4%	0.0%	5.6	164	92.7%
<b>Copiah County</b>	<b>69</b>	<b>+ 3.0%</b>	<b>92.8%</b>	<b>0.0%</b>	<b>7.3</b>	<b>156</b>	<b>93.5%</b>
39059	43	- 8.5%	93.0%	0.0%	7.0	153	93.3%
39078	1	--	100.0%	0.0%	0.0	61	97.3%
39083	21	+ 5.0%	90.5%	0.0%	6.1	191	92.0%
39086	1	0.0%	100.0%	0.0%	0.0	98	118.7%
39175	10	+ 66.7%	100.0%	0.0%	2.3	153	91.8%
39191	4	+ 33.3%	100.0%	0.0%	4.2	22	97.8%
<b>Leake County</b>	<b>65</b>	<b>+ 16.1%</b>	<b>90.8%</b>	<b>0.0%</b>	<b>9.0</b>	<b>167</b>	<b>94.1%</b>
39051	46	- 2.1%	89.1%	0.0%	9.3	178	93.4%
39090	19	- 5.0%	94.7%	0.0%	6.7	146	100.5%
39094	11	+ 83.3%	81.8%	0.0%	2.7	116	98.1%
39109	0	--	0.0%	0.0%	0.0	0	0.0%
39160	2	+ 100.0%	100.0%	0.0%	1.0	102	93.8%
39171	0	--	0.0%	0.0%	0.0	0	0.0%
39189	7	+ 133.3%	100.0%	0.0%	5.7	123	93.1%
39350	5	- 28.6%	100.0%	0.0%	1.8	237	92.4%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Attala County</b>	<b>17</b>	<b>- 22.7%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>8.1</b>	<b>145</b>	<b>100.0%</b>
38641	0	--	0.0%	0.0%	0.0	0	0.0%
39067	0	--	0.0%	0.0%	0.0	0	0.0%
39090	19	- 5.0%	94.7%	0.0%	6.7	146	100.5%
39108	0	--	0.0%	0.0%	0.0	0	0.0%
39160	2	+ 100.0%	100.0%	0.0%	1.0	102	93.8%
39192	1	--	100.0%	0.0%	0.0	193	81.8%
<b>Holmes County</b>	<b>20</b>	<b>+ 33.3%</b>	<b>95.0%</b>	<b>0.0%</b>	<b>10.0</b>	<b>192</b>	<b>91.0%</b>
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	0	--	0.0%	0.0%	0.0	0	0.0%
39063	5	+ 25.0%	100.0%	0.0%	3.0	261	84.3%
39079	1	- 50.0%	100.0%	0.0%	0.0	91	94.5%
39095	11	+ 37.5%	100.0%	0.0%	8.7	197	93.4%
39146	4	+ 33.3%	100.0%	0.0%	6.0	156	96.4%
39169	2	--	50.0%	0.0%	1.0	45	97.5%
39192	1	--	100.0%	0.0%	0.0	193	81.8%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
<b>10-County Area</b>	<b>\$147,000</b>	<b>\$154,000</b>	<b>\$165,000</b>	<b>\$167,000</b>	<b>\$172,000</b>	<b>+ 3.0%</b>	<b>+ 17.0%</b>
<b>3-County Area</b>	<b>\$153,000</b>	<b>\$158,500</b>	<b>\$168,000</b>	<b>\$172,000</b>	<b>\$175,000</b>	<b>+ 1.7%</b>	<b>+ 14.4%</b>
<b>Hinds County</b>	<b>\$89,950</b>	<b>\$107,000</b>	<b>\$117,900</b>	<b>\$124,000</b>	<b>\$128,000</b>	<b>+ 3.2%</b>	<b>+ 42.3%</b>
39041	\$79,500	\$122,000	\$142,450	\$28,000	\$144,250	+ 415.2%	+ 81.4%
39056	\$145,500	\$160,000	\$145,000	\$159,900	\$159,900	0.0%	+ 9.9%
39066	\$80,000	\$130,750	\$137,950	\$94,950	\$55,600	- 41.4%	- 30.5%
39154	\$162,500	\$145,000	\$157,400	\$172,750	\$169,000	- 2.2%	+ 4.0%
39170	\$169,000	\$150,000	\$198,900	\$164,000	\$187,677	+ 14.4%	+ 11.1%
39174	\$0	\$0	\$0	\$0	\$25,500	--	--
39175	\$171,750	\$82,500	\$79,450	\$58,500	\$85,000	+ 45.3%	- 50.5%
39201	\$45,000	\$17,275	\$140,900	\$120,000	\$0	- 100.0%	- 100.0%
39202	\$169,000	\$163,750	\$181,625	\$176,000	\$190,000	+ 8.0%	+ 12.4%
39203	\$7,750	\$5,000	\$10,100	\$8,500	\$24,200	+ 184.7%	+ 212.3%
39204	\$13,000	\$15,250	\$15,915	\$20,000	\$23,450	+ 17.3%	+ 80.4%
39206	\$36,260	\$56,000	\$45,500	\$53,500	\$75,000	+ 40.2%	+ 106.8%
39209	\$11,000	\$12,580	\$14,000	\$18,500	\$25,000	+ 35.1%	+ 127.3%
39211	\$135,000	\$138,000	\$137,000	\$137,950	\$134,000	- 2.9%	- 0.7%
39212	\$28,500	\$31,000	\$37,000	\$42,050	\$56,000	+ 33.2%	+ 96.5%
39213	\$14,700	\$16,800	\$29,000	\$29,000	\$30,000	+ 3.4%	+ 104.1%
39216	\$151,250	\$175,500	\$175,000	\$186,178	\$176,000	- 5.5%	+ 16.4%
39219	\$0	\$17,000	\$0	\$0	\$0	--	--
39272	\$112,000	\$112,000	\$119,700	\$126,500	\$130,000	+ 2.8%	+ 16.1%
<b>Madison County</b>	<b>\$212,750</b>	<b>\$222,000</b>	<b>\$230,200</b>	<b>\$233,000</b>	<b>\$239,500</b>	<b>+ 2.8%</b>	<b>+ 12.6%</b>
39045	\$0	\$225,250	\$0	\$165,000	\$0	- 100.0%	--
39046	\$174,700	\$177,000	\$181,500	\$187,000	\$192,000	+ 2.7%	+ 9.9%
39051	\$82,500	\$79,900	\$85,000	\$95,000	\$80,000	- 15.8%	- 3.0%
39071	\$147,000	\$192,000	\$189,000	\$262,500	\$260,000	- 1.0%	+ 76.9%
39110	\$235,000	\$238,000	\$252,800	\$260,000	\$267,500	+ 2.9%	+ 13.8%
39146	\$33,330	\$68,257	\$41,000	\$300,000	\$140,000	- 53.3%	+ 320.0%
39157	\$174,500	\$175,300	\$178,650	\$182,500	\$179,650	- 1.6%	+ 3.0%
<b>Rankin County</b>	<b>\$154,900</b>	<b>\$157,500</b>	<b>\$165,000</b>	<b>\$169,900</b>	<b>\$173,700</b>	<b>+ 2.2%</b>	<b>+ 12.1%</b>
39042	\$164,900	\$169,500	\$175,950	\$184,500	\$190,000	+ 3.0%	+ 15.2%
39044	\$39,250	\$62,000	\$147,000	\$166,000	\$86,750	- 47.7%	+ 121.0%
39047	\$161,500	\$163,000	\$173,000	\$177,000	\$182,000	+ 2.8%	+ 12.7%
39073	\$141,000	\$145,000	\$155,000	\$163,500	\$168,000	+ 2.8%	+ 19.1%
39094	\$51,000	\$181,000	\$157,000	\$52,250	\$127,000	+ 143.1%	+ 149.0%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
39114	\$63,500	\$93,500	\$90,000	\$150,750	\$130,500	- 13.4%	+ 105.5%
39117	\$87,000	\$104,900	\$69,000	\$142,000	\$135,000	- 4.9%	+ 55.2%
39145	\$115,025	\$134,000	\$88,250	\$80,250	\$168,500	+ 110.0%	+ 46.5%
39151	\$0	\$145,000	\$0	\$89,250	\$206,500	+ 131.4%	--
39161	\$55,000	\$0	\$120,000	\$99,000	\$0	- 100.0%	- 100.0%
39167	\$27,000	\$151,200	\$0	\$0	\$0	--	- 100.0%
39208	\$115,000	\$125,000	\$124,000	\$130,000	\$134,000	+ 3.1%	+ 16.5%
39218	\$107,000	\$124,000	\$140,000	\$140,000	\$155,000	+ 10.7%	+ 44.9%
39232	\$181,750	\$199,000	\$195,000	\$201,000	\$224,000	+ 11.4%	+ 23.2%
<b>Simpson County</b>	<b>\$78,000</b>	<b>\$80,000</b>	<b>\$90,000</b>	<b>\$124,000</b>	<b>\$110,000</b>	<b>- 11.3%</b>	<b>+ 41.0%</b>
39044	\$39,250	\$62,000	\$147,000	\$166,000	\$86,750	- 47.7%	+ 121.0%
39062	\$47,500	\$25,000	\$63,000	\$135,000	\$24,900	- 81.6%	- 47.6%
39073	\$141,000	\$145,000	\$155,000	\$163,500	\$168,000	+ 2.8%	+ 19.1%
39082	\$47,250	\$74,000	\$111,500	\$150,950	\$124,250	- 17.7%	+ 163.0%
39111	\$90,000	\$103,750	\$87,525	\$98,500	\$115,000	+ 16.8%	+ 27.8%
39114	\$63,500	\$93,500	\$90,000	\$150,750	\$130,500	- 13.4%	+ 105.5%
39119	\$105,000	\$103,847	\$129,000	\$79,000	\$100,000	+ 26.6%	- 4.8%
39140	\$26,400	\$130,000	\$31,000	\$28,514	\$70,000	+ 145.5%	+ 165.2%
39149	\$145,000	\$79,000	\$270,000	\$91,500	\$0	- 100.0%	- 100.0%
<b>Scott County</b>	<b>\$64,000</b>	<b>\$79,900</b>	<b>\$90,000</b>	<b>\$73,000</b>	<b>\$100,000</b>	<b>+ 37.0%</b>	<b>+ 56.3%</b>
39057	\$0	\$82,450	\$0	\$56,000	\$0	- 100.0%	--
39074	\$43,000	\$64,800	\$92,500	\$66,500	\$81,000	+ 21.8%	+ 88.4%
39080	\$150,000	\$0	\$0	\$0	\$0	--	- 100.0%
39087	\$0	\$0	\$0	\$0	\$0	--	--
39092	\$125,000	\$0	\$70,000	\$125,000	\$38,000	- 69.6%	- 69.6%
39094	\$51,000	\$181,000	\$157,000	\$52,250	\$127,000	+ 143.1%	+ 149.0%
39098	\$56,000	\$0	\$0	\$0	\$0	--	- 100.0%
39117	\$87,000	\$104,900	\$69,000	\$142,000	\$135,000	- 4.9%	+ 55.2%
39145	\$115,025	\$134,000	\$88,250	\$80,250	\$168,500	+ 110.0%	+ 46.5%
39152	\$112,000	\$74,250	\$100,000	\$145,000	\$87,250	- 39.8%	- 22.1%
39189	\$65,000	\$40,950	\$20,000	\$105,000	\$68,250	- 35.0%	+ 5.0%
39359	\$0	\$0	\$198,000	\$70,000	\$0	- 100.0%	--
<b>Yazoo County</b>	<b>\$58,000</b>	<b>\$69,500</b>	<b>\$104,000</b>	<b>\$82,500</b>	<b>\$89,000</b>	<b>+ 7.9%</b>	<b>+ 53.4%</b>
38922	\$25,000	\$0	\$0	\$0	\$0	--	- 100.0%
38948	\$0	\$0	\$0	\$0	\$0	--	--
39039	\$135,000	\$182,500	\$158,800	\$79,000	\$118,000	+ 49.4%	- 12.6%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
39040	\$68,500	\$51,000	\$94,000	\$97,500	\$134,000	+ 37.4%	+ 95.6%
39162	\$58,000	\$0	\$0	\$67,000	\$0	- 100.0%	- 100.0%
39179	\$119,000	\$0	\$60,000	\$0	\$915,000	--	+ 668.9%
39194	\$50,000	\$68,500	\$102,000	\$83,750	\$76,750	- 8.4%	+ 53.5%
<b>Copiah County</b>	<b>\$67,200</b>	<b>\$62,000</b>	<b>\$82,500</b>	<b>\$82,000</b>	<b>\$105,000</b>	<b>+ 28.0%</b>	<b>+ 56.3%</b>
39059	\$67,500	\$73,000	\$80,000	\$82,500	\$122,000	+ 47.9%	+ 80.7%
39078	\$0	\$0	\$160,000	\$0	\$73,000	--	--
39083	\$60,950	\$59,182	\$57,000	\$76,500	\$82,000	+ 7.2%	+ 34.5%
39086	\$0	\$0	\$0	\$110,000	\$356,000	+ 223.6%	--
39175	\$171,750	\$82,500	\$79,450	\$58,500	\$85,000	+ 45.3%	- 50.5%
39191	\$54,300	\$59,900	\$170,000	\$45,000	\$87,500	+ 94.4%	+ 61.1%
<b>Leake County</b>	<b>\$80,000</b>	<b>\$79,000</b>	<b>\$85,000</b>	<b>\$99,700</b>	<b>\$98,000</b>	<b>- 1.7%</b>	<b>+ 22.5%</b>
39051	\$82,500	\$79,900	\$85,000	\$95,000	\$88,750	- 6.6%	+ 7.6%
39090	\$76,750	\$50,450	\$105,300	\$86,000	\$115,000	+ 33.7%	+ 49.8%
39094	\$51,000	\$181,000	\$157,000	\$52,250	\$127,000	+ 143.1%	+ 149.0%
39109	\$0	\$68,000	\$0	\$0	\$0	--	--
39160	\$0	\$64,000	\$0	\$160,000	\$142,500	- 10.9%	--
39171	\$0	\$0	\$0	\$0	\$0	--	--
39189	\$65,000	\$40,950	\$20,000	\$105,000	\$68,250	- 35.0%	+ 5.0%
39350	\$30,000	\$143,500	\$51,750	\$137,500	\$105,000	- 23.6%	+ 250.0%
39359	\$0	\$0	\$198,000	\$70,000	\$0	- 100.0%	--
<b>Attala County</b>	<b>\$59,750</b>	<b>\$61,000</b>	<b>\$104,500</b>	<b>\$84,450</b>	<b>\$125,000</b>	<b>+ 48.0%</b>	<b>+ 109.2%</b>
38641	\$0	\$15,000	\$0	\$0	\$0	--	--
39067	\$36,900	\$98,500	\$70,000	\$13,642	\$0	- 100.0%	- 100.0%
39090	\$76,750	\$50,450	\$105,300	\$86,000	\$115,000	+ 33.7%	+ 49.8%
39108	\$71,800	\$0	\$0	\$54,500	\$0	- 100.0%	- 100.0%
39160	\$0	\$64,000	\$0	\$160,000	\$142,500	- 10.9%	--
39192	\$66,250	\$0	\$104,500	\$0	\$27,900	--	- 57.9%
<b>Holmes County</b>	<b>\$33,330</b>	<b>\$28,514</b>	<b>\$33,750</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>0.0%</b>	<b>- 10.0%</b>
38924	\$0	\$0	\$0	\$0	\$0	--	--
39038	\$14,550	\$234,500	\$0	\$0	\$0	--	- 100.0%
39063	\$10,000	\$37,500	\$20,750	\$17,750	\$23,000	+ 29.6%	+ 130.0%
39079	\$7,000	\$25,000	\$0	\$25,250	\$52,000	+ 105.9%	+ 642.9%
39095	\$120,000	\$53,000	\$103,000	\$30,000	\$33,000	+ 10.0%	- 72.5%
39146	\$33,330	\$68,257	\$41,000	\$300,000	\$140,000	- 53.3%	+ 320.0%
39169	\$0	\$0	\$15,000	\$0	\$11,562	--	--
39192	\$66,250	\$0	\$104,500	\$0	\$27,900	--	- 57.9%