

# Central Mississippi Annual Market Heartbeat

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



# 2018

# 2018 Central Mississippi Annual Market Heartbeat

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



**While** the 2017 housing market was marked by renewed optimism fueled by stock market strength, higher wages and a competitive environment for home sales, 2018 delivered a more seasoned prudence toward residential real estate. Home buyers, now steeped in several years of rising prices and low inventory, became more selective in their purchase choices as housing affordability achieved a ten-year low.

Yet the appetite for home buying remained strong enough to drive prices upward in virtually all markets across the country. In fact, national home prices have risen 53 percent from February 2012 to September 2018. That mark is a less dramatic but still sizable 40 percent increase when inflation is factored in.

The national median household income was last reported with a year-over-year increase of 1.8 percent, while home prices have gone up 5.5 percent in roughly the same amount of time. That kind of gap can't be sustained indefinitely, but prices are still expected to rise in most areas, albeit at a much slower pace.

**Sales:** Pending sales increased 6.8 percent, closing 2018 at 6,163. Closed sales were up 2.7 percent to finish the year at 5,907.

**Listings:** Year-over-year, the number of homes available for sale was lower by 21.6 percent. There were 1,989 active listings at the end of 2018. New listings decreased by 2.0 percent to finish the year at 7,843.

**Bedroom Count:** Increases in sales prices occurred across homes of all sizes over the last year. In 2018, properties with 2 bedrooms or fewer saw an increase in Median Sales Price of 2.8 percent. The highest percent of Median Sales Price received at sale went to properties with 3 bedrooms at 5.5 percent.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 5.7 percent to \$185,000 for the year. Residential home prices were up 4.7 percent compared to last year, and Condominium home prices were up 1.7 percent.

**List Price Received:** Sellers received, on average, 96.7 percent of their original list price at sale, a year-over-year improvement of 0.2 percent. If demand shrinks in 2019, original list price received at sale could drop as well.

Consumer optimism has been tested by four interest rate hikes by the Federal Reserve in 2018. Meanwhile, GDP growth was at 4.2 percent in Q2 2018, dropped to 3.4 percent in Q3 2018 and is expected to be about 2.9 percent in Q4 2018 when figures are released.

Looking strictly at market fundamentals, recent Fed and GDP changes will not cause a dramatic shift away from the current state of the housing market. The booming sales at increased prices over the last several years may not be the same thrill ride to observe in 2019, but a long-awaited increase in inventory is something positive to consider, even if it arrives in the form of shrinking demand amidst rising mortgage rates.

The biggest potential problem for residential real estate in 2019 might be human psychology. A fear of buying at the height of the market could create home purchase delays by a large pool of potential first-time buyers, thus creating an environment of declining sales.

If the truth of a positive economic outlook coupled with responsible lending practices and more available homes for sale captures the collective American psyche, the most likely outcome for 2019 is market balance.

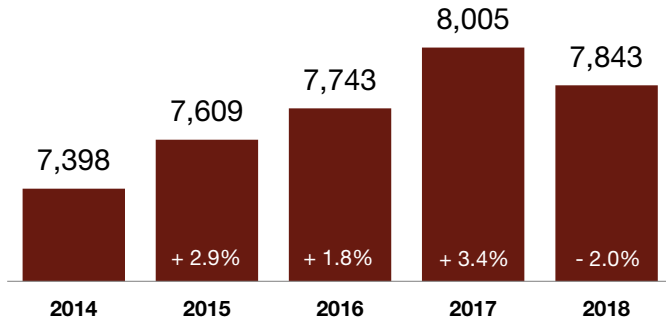
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# Quick Facts

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

## New Listings



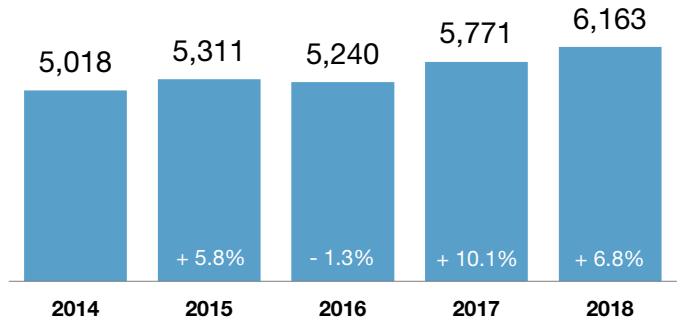
### Top 5 ZIP Codes: Change in New Listings from 2017

39175	+ 127.3%
39045	+ 100.0%
39203	+ 70.0%
39204	+ 28.6%
39051	+ 26.2%

### Bottom 5 ZIP Codes: Change in New Listings from 2017

39094	- 21.4%
39044	- 21.7%
39114	- 29.4%
39041	- 33.3%
39066	- 40.0%

## Pending Sales



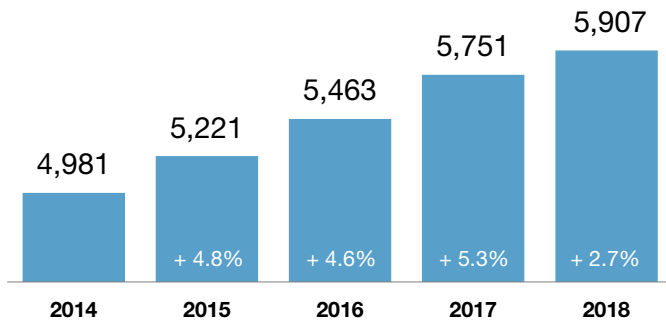
### Top 5 ZIP Codes: Change in Pending Sales from 2017

39213	+ 71.4%
39203	+ 60.0%
39071	+ 46.2%
39145	+ 36.8%
39044	+ 26.7%

### Bottom 5 ZIP Codes: Change in Pending Sales from 2017

39146	- 25.0%
39066	- 27.3%
39175	- 27.3%
39117	- 30.0%
39094	- 41.7%

## Closed Sales



### Top 5 ZIP Codes: Change in Closed Sales from 2017

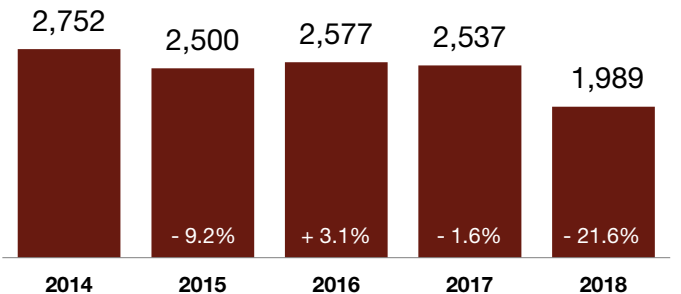
39213	+ 63.0%
39203	+ 60.0%
39071	+ 44.0%
39145	+ 26.3%
39154	+ 17.7%

### Bottom 5 ZIP Codes: Change in Closed Sales from 2017

39114	- 27.0%
39117	- 33.3%
39094	- 36.4%
39066	- 38.5%
39041	- 50.0%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 ZIP Codes: Change in Homes for Sale from 2017

39203	+ 250.0%
39175	+ 125.0%
39045	+ 100.0%
39216	+ 56.5%
39209	+ 29.0%

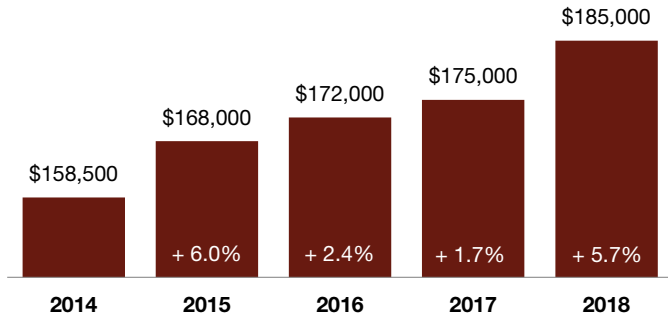
### Bottom 5 ZIP Codes: Change in Homes for Sale from 2017

39218	- 36.4%
39272	- 40.2%
39042	- 43.5%
39114	- 57.1%
39044	- 71.4%

# Quick Facts

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

## Median Sales Price



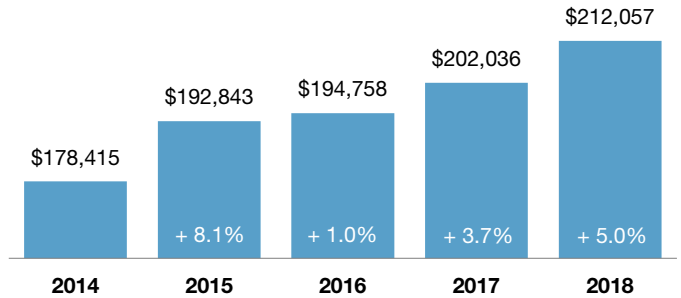
### Top 5 ZIP Codes: Change in Median Sales Price from 2017

39044	+ 74.1%
39041	+ 60.1%
39175	+ 59.4%
39146	+ 57.1%
39066	+ 34.0%

### Bottom 5 ZIP Codes: Change in Median Sales Price from 2017

39204	- 16.0%
39145	- 16.3%
39209	- 18.0%
39094	- 24.6%
39203	- 46.3%

## Average Sales Price



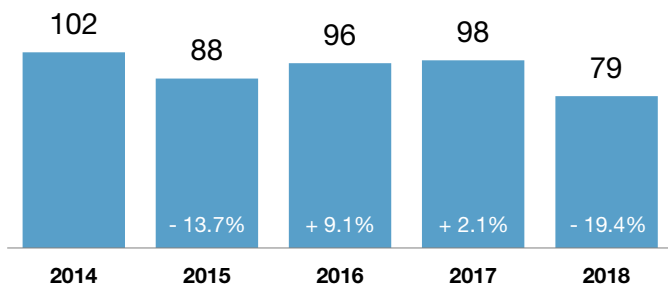
### Top 5 ZIP Codes: Change in Avg. Sales Price from 2017

39041	+ 131.5%
39044	+ 84.6%
39209	+ 45.1%
39175	+ 37.8%
39051	+ 23.6%

### Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2017

39216	- 8.5%
39094	- 9.3%
39232	- 10.7%
39066	- 17.5%
39203	- 33.3%

## Days on Market Until Sale



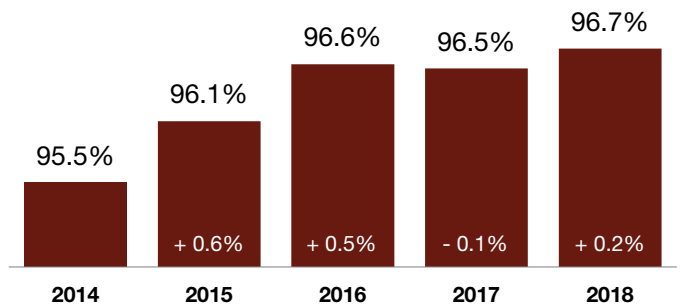
### Top 5 ZIP Codes: Change in Days on Market from 2017

39041	+ 100.0%
39066	+ 52.3%
39044	+ 31.3%
39117	+ 20.2%
39154	+ 18.8%

### Bottom 5 ZIP Codes: Change in Days on Market from 2017

39203	- 41.7%
39218	- 44.6%
39051	- 48.3%
39146	- 49.4%
39079	- 70.3%

## Percent of List Price Received



### Top 5 ZIP Codes: Change in Pct. of List Price Received from 2017

39175	+ 11.0%
39209	+ 8.0%
39094	+ 8.0%
39044	+ 6.1%
39041	+ 4.7%

### Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2017

39202	- 2.0%
39079	- 3.5%
39145	- 4.3%
39066	- 5.8%
39203	- 28.8%

# 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

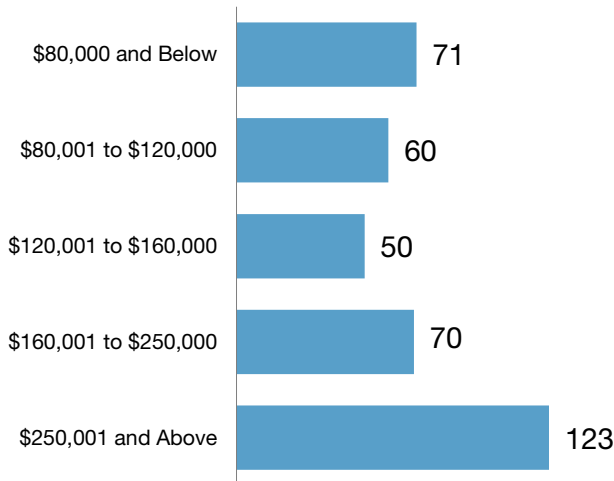
**13.2%**

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

**- 10.5%**

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

**+ 11.4%**

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

**\$80,001 to \$120,000**

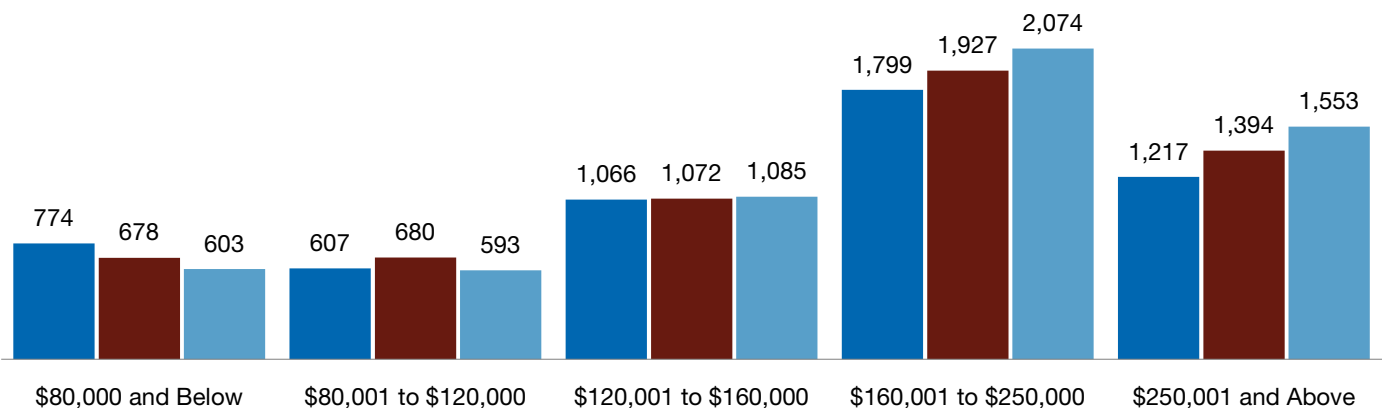
Price Range with the Fewest Closed Sales

**- 12.8%**

Price Range with Weakest One-Year Change in Sales: \$80,001 to \$120,000

## Closed Sales by Price Range

■ 2016 ■ 2017 ■ 2018



# Property Type Review

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

**79**

Average Days on Market  
**Residential**

**96**

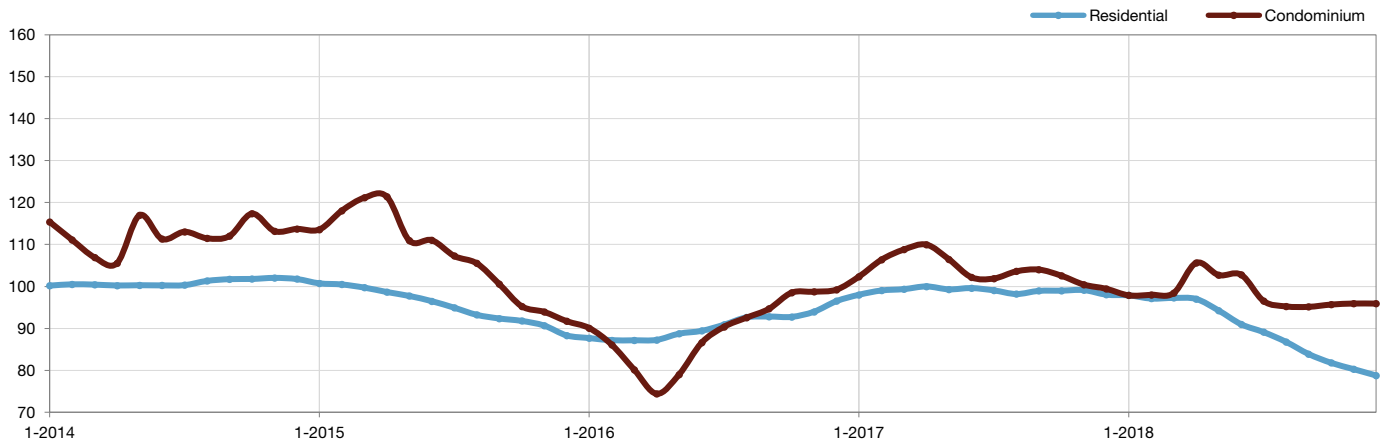
Average Days on Market  
**Condominium**

## Days on Market Until Sale

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

### Top ZIP Codes: Condominium Market Share in 2018

39216	16.7%
39211	13.3%
39157	12.9%
39056	5.4%
39206	4.2%
39047	4.0%



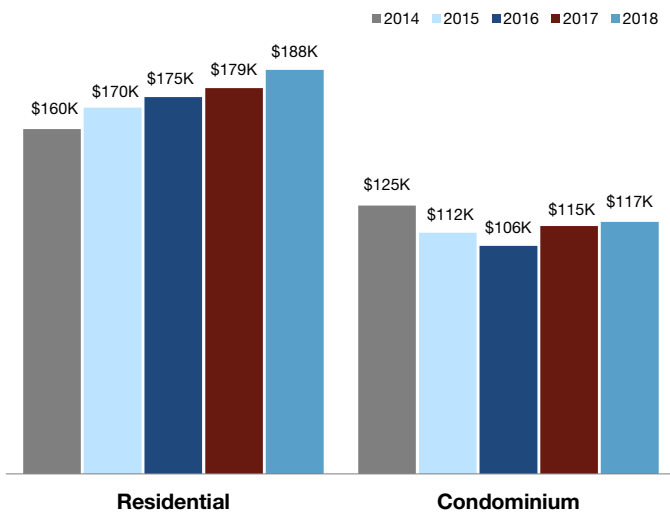
**+ 4.7%**

One-Year Change in Price  
**Residential**

**+ 1.7%**

One-Year Change in Price  
**Condominium**

## Median Sales Price



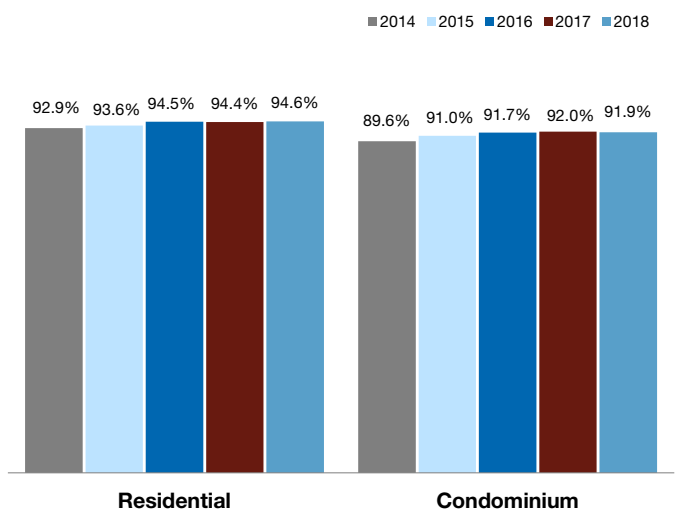
**94.6%**

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

**91.9%**

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

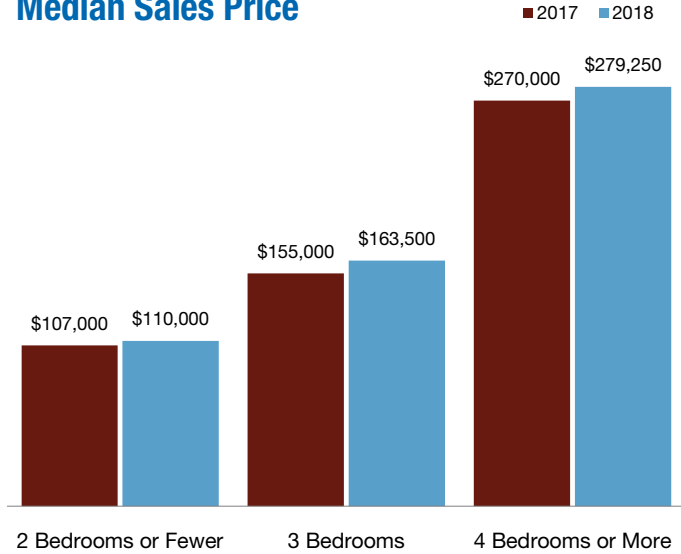
**+ 2.8%**

Growth in Median Sales Price  
2 Bedrooms or Fewer

**+ 5.5%**

Growth in Median Sales Price  
3 Bedrooms

## Median Sales Price



## Top ZIP Codes: 4 Bedrooms or More Market Share in 2018

39110	61.5%
39175	55.6%
39232	45.2%
39211	41.3%
39170	38.7%
39154	38.4%
39056	37.7%
39203	37.5%
39114	37.0%
39071	36.1%
39042	34.0%
39157	33.6%
39047	33.6%
39145	29.2%
39044	27.8%
39202	25.9%
39066	25.0%

**94.5%**

Percent of Original List Price  
Received in 2018 for  
All Properties

**92.1%**

Percent of Original List Price  
Received in 2018 for  
2 Bedrooms or Fewer

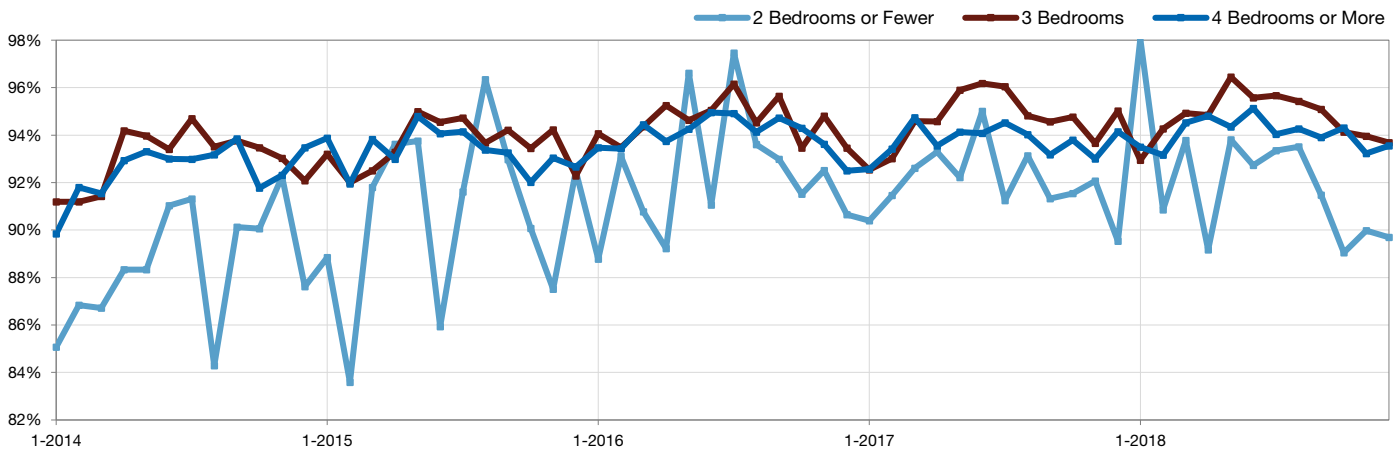
**94.9%**

Percent of Original List Price  
Received in 2018 for  
3 Bedrooms

**94.2%**

Percent of Original List Price  
Received in 2018 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 2017	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
<b>10-County Area</b>	<b>6,216</b>	<b>+ 1.8%</b>	<b>95.1%</b>	<b>3.6%</b>	<b>4.1</b>	<b>81</b>	<b>96.5%</b>
<b>3-County Area</b>	<b>5,907</b>	<b>+ 2.7%</b>	<b>95.3%</b>	<b>3.8%</b>	<b>3.9</b>	<b>79</b>	<b>96.7%</b>
<b>Hinds County</b>	<b>1,837</b>	<b>- 2.4%</b>	<b>93.7%</b>	<b>5.3%</b>	<b>4.9</b>	<b>81</b>	<b>95.2%</b>
39041	3	- 50.0%	100.0%	0.0%	1.2	214	95.7%
39056	369	- 4.2%	94.0%	5.4%	3.1	71	97.1%
39059	39	- 9.3%	94.9%	0.0%	6.7	95	92.0%
39066	8	- 38.5%	100.0%	0.0%	6.8	198	91.3%
39071	36	+ 44.0%	94.4%	0.0%	5.4	91	95.6%
39154	73	+ 17.7%	89.0%	0.0%	6.4	114	96.4%
39170	106	+ 8.2%	99.1%	0.0%	4.8	88	97.9%
39175	9	- 10.0%	77.8%	0.0%	5.6	99	101.9%
39201	0	--	0.0%	0.0%	0.0	0	0.0%
39202	54	+ 14.9%	96.3%	1.9%	6.2	113	93.3%
39203	8	+ 60.0%	100.0%	0.0%	4.4	42	82.9%
39204	51	- 19.0%	100.0%	0.0%	7.4	69	88.9%
39206	118	- 6.3%	94.1%	4.2%	6.0	82	95.4%
39209	60	- 1.6%	98.3%	0.0%	7.7	59	97.2%
39211	458	- 4.4%	86.7%	13.3%	4.8	100	94.2%
39212	195	- 5.3%	99.5%	0.5%	6.8	61	92.7%
39213	44	+ 63.0%	100.0%	0.0%	6.0	59	92.7%
39216	48	- 17.2%	83.3%	16.7%	7.3	93	92.3%
39272	232	- 1.3%	99.1%	0.4%	2.4	58	97.1%
<b>Madison County</b>	<b>1,740</b>	<b>+ 8.1%</b>	<b>96.0%</b>	<b>3.6%</b>	<b>4.3</b>	<b>89</b>	<b>97.0%</b>
39045	1	--	100.0%	0.0%	2.0	376	100.0%
39046	248	+ 13.8%	98.0%	1.2%	5.0	85	96.3%
39051	46	0.0%	95.7%	0.0%	8.4	92	94.7%
39071	36	+ 44.0%	94.4%	0.0%	5.4	91	95.6%
39079	1	0.0%	100.0%	0.0%	0.0	27	91.2%
39110	1,106	+ 5.8%	98.4%	1.4%	4.1	92	97.5%
39146	3	- 25.0%	100.0%	0.0%	6.0	79	96.1%
39157	348	+ 9.4%	87.1%	12.9%	4.0	83	96.2%
39209	60	- 1.6%	98.3%	0.0%	7.7	59	97.2%
39213	44	+ 63.0%	100.0%	0.0%	6.0	59	92.7%
<b>Rankin County</b>	<b>2,330</b>	<b>+ 3.1%</b>	<b>95.9%</b>	<b>2.8%</b>	<b>2.7</b>	<b>70</b>	<b>97.6%</b>
39042	617	+ 2.0%	96.1%	3.4%	2.3	72	97.9%
39044	18	+ 12.5%	88.9%	0.0%	1.1	105	96.0%
39047	959	+ 9.5%	95.5%	4.0%	2.9	76	97.6%
39073	157	+ 7.5%	93.0%	0.0%	3.6	68	97.6%
39094	7	- 36.4%	100.0%	0.0%	4.3	92	105.9%
39114	27	- 27.0%	92.6%	0.0%	3.3	106	95.1%
39117	14	- 33.3%	92.9%	0.0%	6.3	101	94.1%
39145	24	+ 26.3%	87.5%	0.0%	2.7	113	92.2%
39208	384	- 7.5%	98.2%	0.3%	2.4	49	97.7%
39218	59	- 3.3%	96.6%	0.0%	1.5	41	97.5%
39232	126	+ 0.8%	96.0%	4.0%	3.8	92	98.0%
<b>Simpson County</b>	<b>84</b>	<b>- 12.5%</b>	<b>94.0%</b>	<b>0.0%</b>	<b>7.7</b>	<b>115</b>	<b>94.7%</b>
39044	18	+ 12.5%	88.9%	0.0%	1.1	105	96.0%
39062	1	0.0%	100.0%	0.0%	0.0	677	58.5%
39082	2	- 60.0%	100.0%	0.0%	4.0	3	93.7%
39111	33	- 15.4%	97.0%	0.0%	12.3	111	95.3%
39114	27	- 27.0%	92.6%	0.0%	3.3	106	95.1%
39119	7	0.0%	100.0%	0.0%	2.6	120	91.5%
39149	1	--	100.0%	0.0%	1.0	194	96.6%



# Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2017	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
<b>Scott County</b>	<b>38</b>	<b>- 11.6%</b>	<b>92.1%</b>	<b>0.0%</b>	<b>5.0</b>	<b>81</b>	<b>93.6%</b>
39057	1	--	0.0%	0.0%	0.0	272	93.5%
39074	23	- 14.8%	95.7%	0.0%	4.3	108	93.4%
39092	2	+ 100.0%	50.0%	0.0%	0.0	34	104.1%
39094	7	- 36.4%	100.0%	0.0%	4.3	92	105.9%
39117	14	- 33.3%	92.9%	0.0%	6.3	101	94.1%
39145	24	+ 26.3%	87.5%	0.0%	2.7	113	92.2%
39152	0	--	0.0%	0.0%	0.0	0	0.0%
39189	8	+ 14.3%	62.5%	0.0%	1.8	123	88.9%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Yazoo County</b>	<b>45</b>	<b>- 4.3%</b>	<b>93.3%</b>	<b>0.0%</b>	<b>6.4</b>	<b>97</b>	<b>90.8%</b>
39039	3	0.0%	100.0%	0.0%	0.8	41	93.0%
39040	6	+ 20.0%	100.0%	0.0%	2.5	65	80.3%
39095	39	- 9.3%	94.9%	0.0%	6.7	95	92.0%
39146	3	- 25.0%	100.0%	0.0%	6.0	79	96.1%
39162	0	--	0.0%	0.0%	0.0	0	0.0%
39179	2	+ 100.0%	100.0%	0.0%	1.0	105	90.6%
39194	33	- 13.2%	90.9%	0.0%	6.6	109	92.3%
<b>Copiah County</b>	<b>66</b>	<b>- 4.3%</b>	<b>92.4%</b>	<b>0.0%</b>	<b>7.0</b>	<b>123</b>	<b>92.9%</b>
39059	39	- 9.3%	94.9%	0.0%	6.7	95	92.0%
39078	1	0.0%	100.0%	0.0%	0.0	39	91.8%
39083	19	- 9.5%	89.5%	0.0%	6.4	125	93.8%
39086	0	--	0.0%	0.0%	0.0	0	0.0%
39175	9	- 10.0%	77.8%	0.0%	5.6	99	101.9%
39191	9	+ 125.0%	88.9%	0.0%	5.0	228	93.6%
<b>Leake County</b>	<b>57</b>	<b>- 12.3%</b>	<b>91.2%</b>	<b>0.0%</b>	<b>9.5</b>	<b>102</b>	<b>95.4%</b>
39051	46	0.0%	95.7%	0.0%	8.4	92	94.7%
39090	8	- 57.9%	87.5%	0.0%	9.8	150	93.8%
39094	7	- 36.4%	100.0%	0.0%	4.3	92	105.9%
39109	0	--	0.0%	0.0%	0.0	0	0.0%
39189	8	+ 14.3%	62.5%	0.0%	1.8	123	88.9%
39350	5	0.0%	80.0%	0.0%	1.7	134	88.5%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Attala County</b>	<b>7</b>	<b>- 58.8%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>10.0</b>	<b>130</b>	<b>91.8%</b>
39051	46	0.0%	95.7%	0.0%	8.4	92	94.7%
39067	0	--	0.0%	0.0%	0.0	0	0.0%
39090	8	- 57.9%	87.5%	0.0%	9.8	150	93.8%
39108	0	--	0.0%	0.0%	0.0	0	0.0%
39160	1	- 50.0%	100.0%	0.0%	1.0	246	88.3%
39192	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Holmes County</b>	<b>12</b>	<b>- 40.0%</b>	<b>91.7%</b>	<b>0.0%</b>	<b>10.0</b>	<b>124</b>	<b>92.5%</b>
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	1	--	0.0%	0.0%	1.0	35	82.2%
39063	4	- 20.0%	100.0%	0.0%	4.0	102	91.2%
39079	1	0.0%	100.0%	0.0%	0.0	27	91.2%
39095	6	- 45.5%	83.3%	0.0%	3.9	174	92.3%
39146	3	- 25.0%	100.0%	0.0%	6.0	79	96.1%
39169	0	--	0.0%	0.0%	0.0	0	0.0%
39192	0	--	0.0%	0.0%	0.0	0	0.0%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
<b>10-County Area</b>	<b>\$154,000</b>	<b>\$165,000</b>	<b>\$167,000</b>	<b>\$172,000</b>	<b>\$181,500</b>	<b>+ 5.5%</b>	<b>+ 17.9%</b>
<b>3-County Area</b>	<b>\$158,500</b>	<b>\$168,000</b>	<b>\$172,000</b>	<b>\$175,000</b>	<b>\$185,000</b>	<b>+ 5.7%</b>	<b>+ 16.7%</b>
<b>Hinds County</b>	<b>\$107,000</b>	<b>\$117,900</b>	<b>\$124,000</b>	<b>\$128,000</b>	<b>\$135,000</b>	<b>+ 5.5%</b>	<b>+ 26.2%</b>
39041	\$122,000	\$142,450	\$28,000	\$144,250	\$231,000	+ 60.1%	+ 89.3%
39056	\$160,000	\$145,000	\$159,900	\$159,900	\$167,900	+ 5.0%	+ 4.9%
39059	\$73,000	\$80,000	\$82,500	\$122,000	\$120,800	- 1.0%	+ 65.5%
39066	\$130,750	\$137,950	\$94,950	\$55,600	\$74,500	+ 34.0%	- 43.0%
39071	\$192,000	\$189,000	\$262,500	\$260,000	\$262,500	+ 1.0%	+ 36.7%
39154	\$145,000	\$157,400	\$172,750	\$169,000	\$175,000	+ 3.6%	+ 20.7%
39170	\$150,000	\$198,900	\$164,000	\$187,677	\$179,400	- 4.4%	+ 19.6%
39175	\$82,500	\$79,450	\$58,500	\$85,000	\$135,500	+ 59.4%	+ 64.2%
39201	\$17,275	\$140,900	\$120,000	\$0	\$0	--	- 100.0%
39202	\$163,750	\$181,625	\$174,166	\$190,000	\$185,000	- 2.6%	+ 13.0%
39203	\$5,000	\$10,100	\$8,500	\$24,200	\$13,000	- 46.3%	+ 160.0%
39204	\$15,250	\$15,915	\$20,000	\$23,450	\$19,700	- 16.0%	+ 29.2%
39206	\$56,000	\$45,500	\$53,500	\$75,000	\$88,000	+ 17.3%	+ 57.1%
39209	\$12,580	\$14,000	\$18,500	\$25,000	\$20,500	- 18.0%	+ 63.0%
39211	\$138,000	\$137,000	\$137,950	\$134,500	\$144,625	+ 7.5%	+ 4.8%
39212	\$31,000	\$37,000	\$42,050	\$57,000	\$63,000	+ 10.5%	+ 103.2%
39213	\$16,800	\$29,000	\$29,000	\$30,000	\$29,000	- 3.3%	+ 72.6%
39216	\$175,500	\$175,000	\$186,178	\$176,000	\$166,000	- 5.7%	- 5.4%
39272	\$112,000	\$119,700	\$126,500	\$130,000	\$132,000	+ 1.5%	+ 17.9%
<b>Madison County</b>	<b>\$222,000</b>	<b>\$230,200</b>	<b>\$233,000</b>	<b>\$239,250</b>	<b>\$248,500</b>	<b>+ 3.9%</b>	<b>+ 11.9%</b>
39045	\$225,250	\$0	\$165,000	\$0	\$45,000	--	- 80.0%
39046	\$177,000	\$181,500	\$187,000	\$191,500	\$202,000	+ 5.5%	+ 14.1%
39051	\$79,900	\$85,000	\$95,000	\$88,750	\$113,000	+ 27.3%	+ 41.4%
39071	\$192,000	\$189,000	\$262,500	\$260,000	\$262,500	+ 1.0%	+ 36.7%
39079	\$25,000	\$0	\$25,250	\$52,000	\$51,000	- 1.9%	+ 104.0%
39110	\$238,000	\$252,800	\$260,000	\$267,500	\$283,250	+ 5.9%	+ 19.0%
39146	\$68,257	\$41,000	\$300,000	\$140,000	\$220,000	+ 57.1%	+ 222.3%
39157	\$175,300	\$178,650	\$182,500	\$179,650	\$194,500	+ 8.3%	+ 11.0%
39209	\$12,580	\$14,000	\$18,500	\$25,000	\$20,500	- 18.0%	+ 63.0%
39213	\$16,800	\$29,000	\$29,000	\$30,000	\$29,000	- 3.3%	+ 72.6%
<b>Rankin County</b>	<b>\$157,500</b>	<b>\$165,000</b>	<b>\$169,900</b>	<b>\$173,900</b>	<b>\$182,900</b>	<b>+ 5.2%</b>	<b>+ 16.1%</b>
39042	\$169,500	\$175,950	\$184,500	\$190,000	\$192,500	+ 1.3%	+ 13.6%
39044	\$62,000	\$147,000	\$166,000	\$86,750	\$151,000	+ 74.1%	+ 143.5%
39047	\$163,000	\$173,000	\$177,000	\$182,000	\$195,000	+ 7.1%	+ 19.6%
39073	\$145,000	\$155,000	\$163,500	\$168,000	\$164,000	- 2.4%	+ 13.1%
39094	\$181,000	\$157,000	\$52,250	\$127,000	\$95,750	- 24.6%	- 47.1%
39114	\$93,500	\$90,000	\$150,750	\$130,500	\$128,725	- 1.4%	+ 37.7%
39117	\$104,900	\$69,000	\$142,000	\$135,000	\$140,500	+ 4.1%	+ 33.9%
39145	\$134,000	\$88,250	\$80,250	\$168,500	\$141,000	- 16.3%	+ 5.2%
39208	\$125,000	\$124,000	\$130,000	\$134,000	\$140,000	+ 4.5%	+ 12.0%
39218	\$124,000	\$140,000	\$140,000	\$155,000	\$153,000	- 1.3%	+ 23.4%
39232	\$199,000	\$195,000	\$201,000	\$224,000	\$218,950	- 2.3%	+ 10.0%
<b>Simpson County</b>	<b>\$80,000</b>	<b>\$90,000</b>	<b>\$124,000</b>	<b>\$110,000</b>	<b>\$118,000</b>	<b>+ 7.3%</b>	<b>+ 47.5%</b>
39044	\$62,000	\$147,000	\$166,000	\$86,750	\$151,000	+ 74.1%	+ 143.5%
39062	\$25,000	\$63,000	\$135,000	\$24,900	\$17,500	- 29.7%	- 30.0%
39082	\$74,000	\$111,500	\$150,950	\$124,250	\$116,500	- 6.2%	+ 57.4%
39111	\$103,750	\$87,525	\$98,500	\$115,000	\$99,500	- 13.5%	- 4.1%
39114	\$93,500	\$90,000	\$150,750	\$130,500	\$128,725	- 1.4%	+ 37.7%
39119	\$103,847	\$129,000	\$79,000	\$100,000	\$115,000	+ 15.0%	+ 10.7%
39149	\$79,000	\$270,000	\$91,500	\$0	\$200,000	--	+ 153.2%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2014	2015	2016	2017	2018	Change From 2017	Change From 2014
<b>Scott County</b>	<b>\$79,900</b>	<b>\$90,000</b>	<b>\$73,000</b>	<b>\$100,000</b>	<b>\$128,750</b>	<b>+ 28.8%</b>	<b>+ 61.1%</b>
39057	\$82,450	\$0	\$56,000	\$0	\$70,000	--	- 15.1%
39074	\$64,800	\$92,500	\$66,500	\$81,000	\$129,000	+ 59.3%	+ 99.1%
39092	\$0	\$70,000	\$125,000	\$38,000	\$22,000	- 42.1%	--
39094	\$181,000	\$157,000	\$52,250	\$127,000	\$95,750	- 24.6%	- 47.1%
39117	\$104,900	\$69,000	\$142,000	\$135,000	\$140,500	+ 4.1%	+ 33.9%
39145	\$134,000	\$88,250	\$80,250	\$168,500	\$141,000	- 16.3%	+ 5.2%
39152	\$74,250	\$100,000	\$145,000	\$87,250	\$0	- 100.0%	- 100.0%
39189	\$40,950	\$20,000	\$105,000	\$68,250	\$32,000	- 53.1%	- 21.9%
39359	\$0	\$198,000	\$70,000	\$0	\$0	--	--
<b>Yazoo County</b>	<b>\$69,500</b>	<b>\$104,000</b>	<b>\$82,500</b>	<b>\$89,000</b>	<b>\$112,750</b>	<b>+ 26.7%</b>	<b>+ 62.2%</b>
39039	\$182,500	\$158,800	\$79,000	\$118,000	\$103,500	- 12.3%	- 43.3%
39040	\$51,000	\$94,000	\$97,500	\$134,000	\$108,175	- 19.3%	+ 112.1%
39095	\$73,000	\$80,000	\$82,500	\$122,000	\$120,800	- 1.0%	+ 65.5%
39146	\$68,257	\$41,000	\$300,000	\$140,000	\$220,000	+ 57.1%	+ 222.3%
39162	\$0	\$0	\$67,000	\$0	\$0	--	--
39179	\$0	\$60,000	\$0	\$915,000	\$472,500	- 48.4%	--
39194	\$68,500	\$102,000	\$83,750	\$76,750	\$112,750	+ 46.9%	+ 64.6%
<b>Copiah County</b>	<b>\$62,000</b>	<b>\$82,500</b>	<b>\$82,000</b>	<b>\$105,000</b>	<b>\$104,000</b>	<b>- 1.0%</b>	<b>+ 67.7%</b>
39059	\$73,000	\$80,000	\$82,500	\$122,000	\$120,800	- 1.0%	+ 65.5%
39078	\$0	\$160,000	\$0	\$73,000	\$78,000	+ 6.8%	--
39083	\$59,182	\$57,000	\$76,500	\$82,000	\$85,000	+ 3.7%	+ 43.6%
39086	\$0	\$0	\$110,000	\$356,000	\$0	- 100.0%	--
39175	\$82,500	\$79,450	\$58,500	\$85,000	\$135,500	+ 59.4%	+ 64.2%
39191	\$59,900	\$170,000	\$45,000	\$87,500	\$150,000	+ 71.4%	+ 150.4%
<b>Leake County</b>	<b>\$79,000</b>	<b>\$85,000</b>	<b>\$99,700</b>	<b>\$98,000</b>	<b>\$100,200</b>	<b>+ 2.2%</b>	<b>+ 26.8%</b>
39051	\$79,900	\$85,000	\$95,000	\$88,750	\$113,000	+ 27.3%	+ 41.4%
39090	\$50,450	\$105,300	\$86,000	\$115,000	\$62,450	- 45.7%	+ 23.8%
39094	\$181,000	\$157,000	\$52,250	\$127,000	\$95,750	- 24.6%	- 47.1%
39109	\$68,000	\$0	\$0	\$0	\$0	--	- 100.0%
39189	\$40,950	\$20,000	\$105,000	\$68,250	\$32,000	- 53.1%	- 21.9%
39350	\$143,500	\$51,750	\$137,500	\$105,000	\$58,000	- 44.8%	- 59.6%
39359	\$0	\$198,000	\$70,000	\$0	\$0	--	--
<b>Attala County</b>	<b>\$61,000</b>	<b>\$104,500</b>	<b>\$84,450</b>	<b>\$125,000</b>	<b>\$64,900</b>	<b>- 48.1%</b>	<b>+ 6.4%</b>
39051	\$79,900	\$85,000	\$95,000	\$88,750	\$113,000	+ 27.3%	+ 41.4%
39067	\$98,500	\$70,000	\$13,642	\$0	\$0	--	- 100.0%
39090	\$50,450	\$105,300	\$86,000	\$115,000	\$62,450	- 45.7%	+ 23.8%
39108	\$0	\$0	\$54,500	\$0	\$0	--	--
39160	\$64,000	\$0	\$160,000	\$142,500	\$106,000	- 25.6%	+ 65.6%
39192	\$0	\$104,500	\$0	\$27,900	\$0	- 100.0%	--
<b>Holmes County</b>	<b>\$28,514</b>	<b>\$33,750</b>	<b>\$30,000</b>	<b>\$30,000</b>	<b>\$65,000</b>	<b>+ 116.7%</b>	<b>+ 128.0%</b>
38924	\$0	\$0	\$0	\$0	\$0	--	--
39038	\$234,500	\$0	\$0	\$0	\$37,000	--	- 84.2%
39063	\$37,500	\$20,750	\$17,750	\$23,000	\$29,500	+ 28.3%	- 21.3%
39079	\$25,000	\$0	\$25,250	\$52,000	\$51,000	- 1.9%	+ 104.0%
39095	\$53,000	\$103,000	\$30,000	\$33,000	\$77,000	+ 133.3%	+ 45.3%
39146	\$68,257	\$41,000	\$300,000	\$140,000	\$220,000	+ 57.1%	+ 222.3%
39169	\$0	\$15,000	\$0	\$11,562	\$0	- 100.0%	--
39192	\$0	\$104,500	\$0	\$27,900	\$0	- 100.0%	--