

Central Mississippi Annual Market Heartbeat

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



2020

2020 Central Mississippi Annual Market Heartbeat

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



The 2020 housing market was unexpectedly turbulent towards the end of the first quarter due to the pandemic that spread across the country. As the first wave of COVID-19 hit in the spring, housing market activity slowed substantially before staging a dramatic comeback just a couple months later.

Buyer activity was the leader again in 2020. With mortgage interest rates setting record lows multiple times throughout the year and a strong drive by many buyers to secure a better housing situation – in part due to the new realities brought on by COVID-19 – many segments of the market experienced a multiple-offer frenzy not seen in the last 15 years or more.

While markedly improved from their COVID-19 spring lows, seller activity continued to lag buyer demand, which had strengthened the ongoing seller's market for most housing segments as inventories remain at record lows.

Sales: Pending sales increased 16.3 percent, finishing 2020 at 6,814. Closed sales were up 11.7 percent to end the year at 6,506.

Listings: Comparing 2020 to the prior year, the number of homes available for sale was lower by 53.8 percent. There were 900 active listings at the end of 2020. New listings decreased by 4.7 percent to finish the year at 7,103.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2020, properties with 3 bedrooms saw the largest growth at 8.2 percent. The highest percent of original list price received at sale was tied between properties with 3 bedrooms and 4 bedrooms or more at 97.4 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 14.2 percent to \$217,000 for the year. Residential home prices were up 13.6 percent compared to last year, while Condominium home prices remained unchanged.

List Price Received: Sellers received, on average, 97.3 percent of their list price at sale, a year-over-year improvement of 0.5 percent.

The housing market in 2020 proved to be incredibly resilient, ending the year on a high note. Home sales and prices were higher than 2019 across most market segments and across most of the country. Seller activity recovered significantly from the COVID-19 spring decline, but overall activity was still insufficient to build up the supply of homes for sale.

As we look to 2021, signals suggest buyer demand will remain elevated and tight inventory will continue to invite multiple offers and higher prices across much of the housing inventory. Mortgage rates are expected to remain low, helping buyers manage some of the increases in home prices and keep them motivated to lock in their housing costs for the long term. These factors will provide substantial tailwinds for the housing market into the new year.

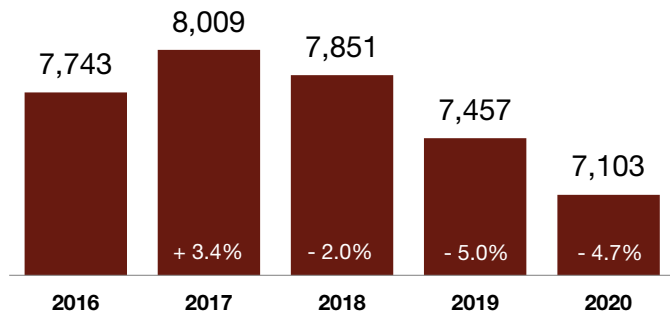
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Quick Facts

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

New Listings



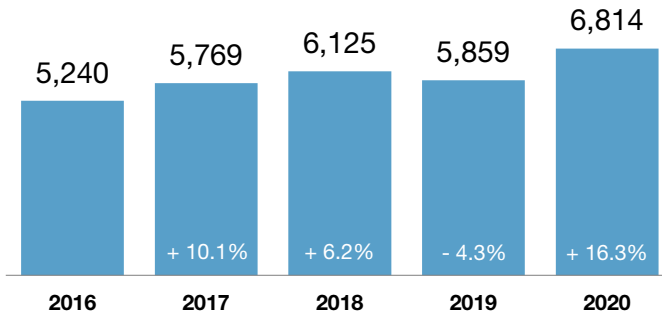
Top 5 ZIP Codes: Change in New Listings from 2019

39046	+ 24.6%
39202	+ 11.5%
39047	+ 9.2%
39216	+ 6.2%
Rankin County	+ 4.2%

Bottom 5 ZIP Codes: Change in New Listings from 2019

39051	- 32.9%
39071	- 44.6%
39071	- 44.6%
39204	- 50.6%
39117	- 52.8%

Pending Sales



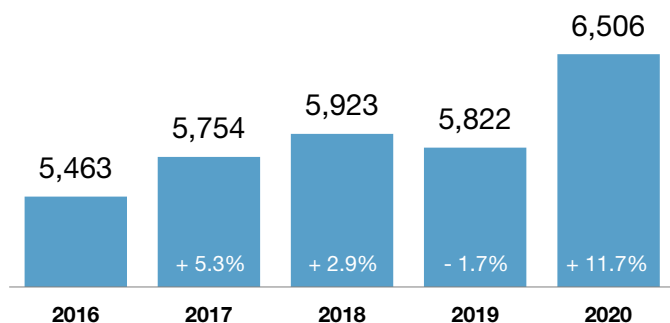
Top 5 ZIP Codes: Change in Pending Sales from 2019

39044	+ 114.3%
39114	+ 76.0%
39046	+ 47.4%
39216	+ 35.7%
39042	+ 27.1%

Bottom 5 ZIP Codes: Change in Pending Sales from 2019

39206	- 16.2%
39204	- 17.7%
39071	- 33.3%
39071	- 33.3%
39117	- 40.0%

Closed Sales



Top 5 ZIP Codes: Change in Closed Sales from 2019

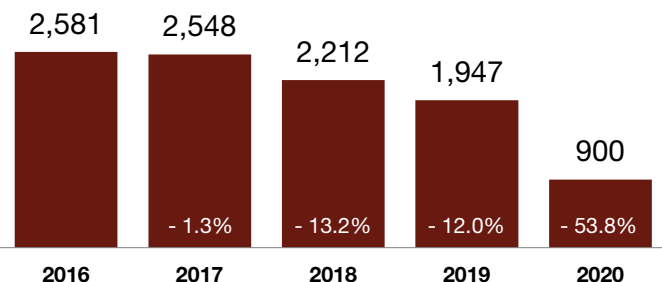
39044	+ 114.3%
39202	+ 46.8%
39046	+ 42.0%
39114	+ 41.4%
39216	+ 26.2%

Bottom 5 ZIP Codes: Change in Closed Sales from 2019

39204	- 23.1%
39209	- 26.7%
39209	- 26.7%
39071	- 30.6%
39071	- 30.6%

Inventory of Homes for Sale

At the end of the year.



Top 5 ZIP Codes: Change in Homes for Sale from 2019

39145	+ 25.0%
39201	0.0%
39202	0.0%
39154	- 32.0%
39073	- 32.6%

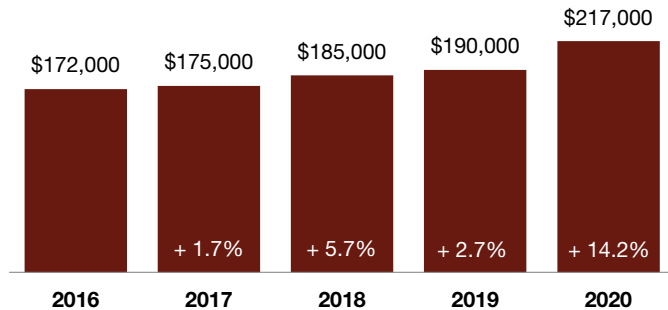
Bottom 5 ZIP Codes: Change in Homes for Sale from 2019

39114	- 60.0%
39110	- 63.3%
39272	- 65.0%
39056	- 65.1%
39212	- 69.5%

Quick Facts

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

Median Sales Price



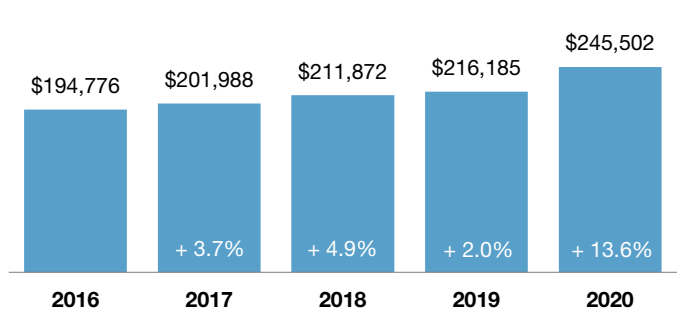
Top 5 ZIP Codes: Change in Median Sales Price from 2019

39044	+ 101.6%
39213	+ 64.8%
39213	+ 64.8%
39117	+ 54.4%
39059	+ 39.6%

Bottom 5 ZIP Codes: Change in Median Sales Price from 2019

39216	- 6.3%
39212	- 7.8%
39209	- 8.1%
39209	- 8.1%
39114	- 12.1%

Average Sales Price



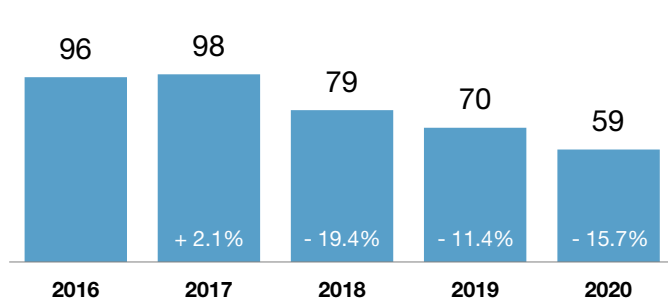
Top 5 ZIP Codes: Change in Avg. Sales Price from 2019

39044	+ 91.0%
39059	+ 41.4%
39209	+ 34.1%
39209	+ 34.1%
39157	+ 29.6%

Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2019

39212	- 4.9%
39213	- 6.3%
39213	- 6.3%
39204	- 12.9%
39216	- 13.3%

Days on Market Until Sale



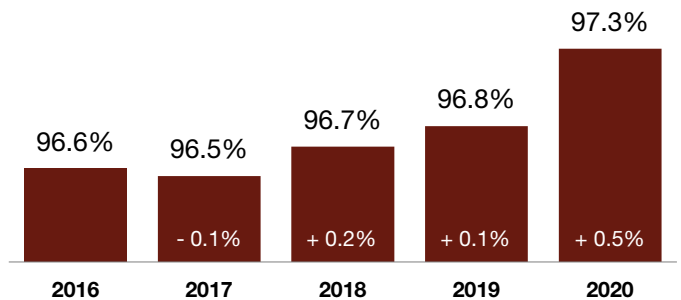
Top 5 ZIP Codes: Change in Days on Market from 2019

39114	+ 82.4%
39044	+ 80.0%
39051	+ 62.9%
39071	+ 38.1%
39071	+ 38.1%

Bottom 5 ZIP Codes: Change in Days on Market from 2019

Rankin County	- 28.3%
39170	- 32.1%
39073	- 34.8%
39047	- 35.3%
39145	- 43.7%

Percent of List Price Received



Top 5 ZIP Codes: Change in Pct. of List Price Received from 2019

39213	+ 7.7%
39213	+ 7.7%
39117	+ 5.1%
39059	+ 3.0%
39216	+ 2.5%

Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2019

39209	- 1.6%
39051	- 2.0%
39114	- 2.4%
39212	- 2.5%
39044	- 8.0%

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

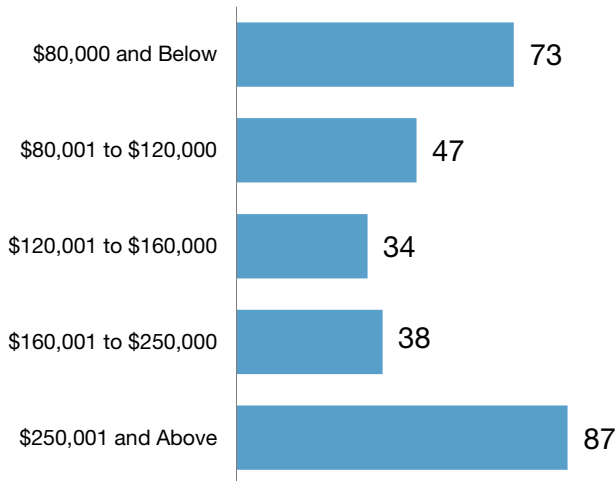
11.9%

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

- 65.8%

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

+ 49.7%

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

\$80,001 to \$120,000

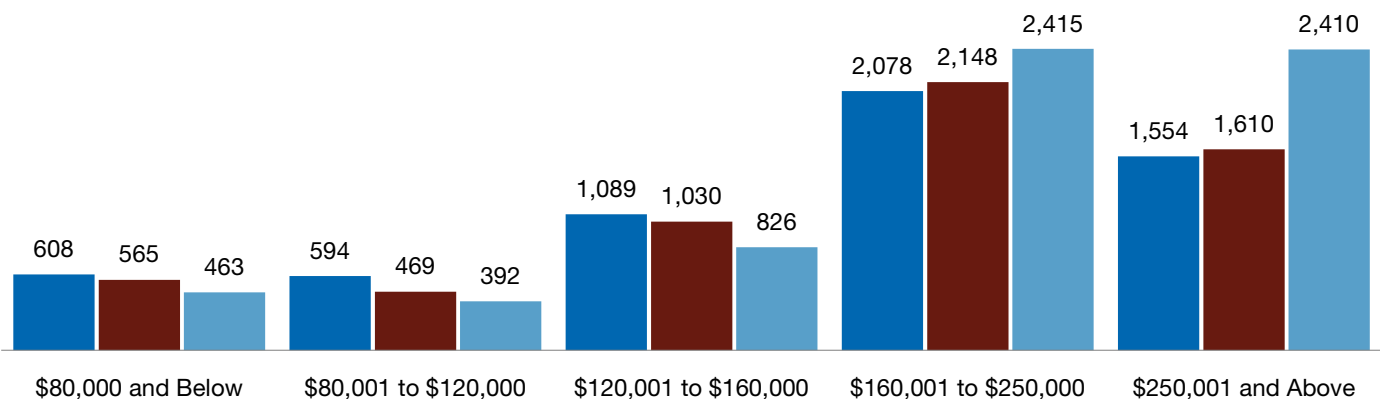
Price Range with the Fewest Closed Sales

- 19.8%

Price Range with Weakest One-Year Change in Sales: \$120,001 to \$160,000

Closed Sales by Price Range

■ 2018 ■ 2019 ■ 2020



Property Type Review

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

58

Average Days on Market
Residential

66

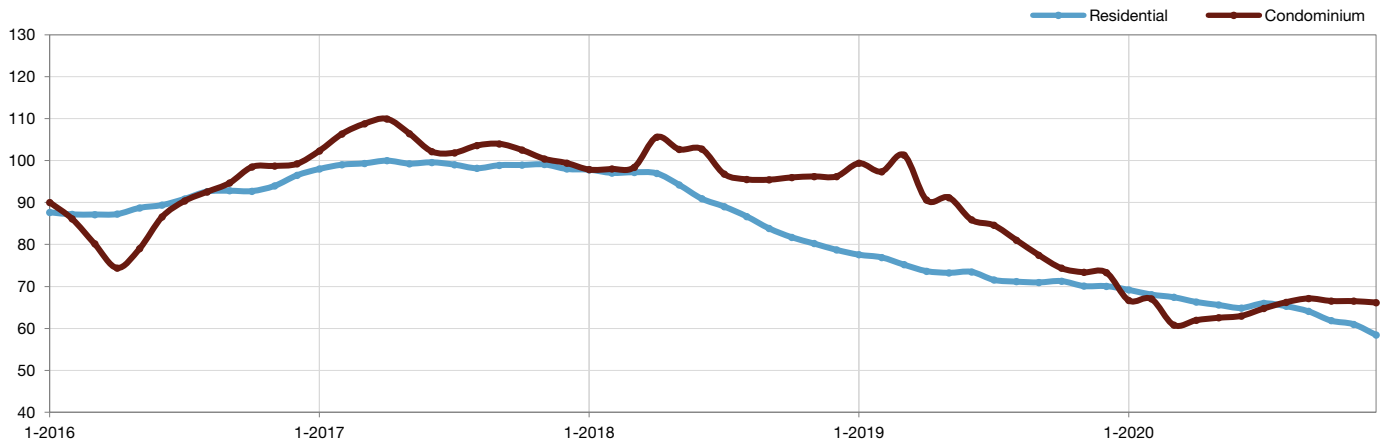
Average Days on Market
Condominium

Days on Market Until Sale

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

Top ZIP Codes: Condominium Market Share in 2020

39157	12.2%
39211	11.7%
39216	9.4%
39056	6.5%
39042	3.4%
39213	3.2%



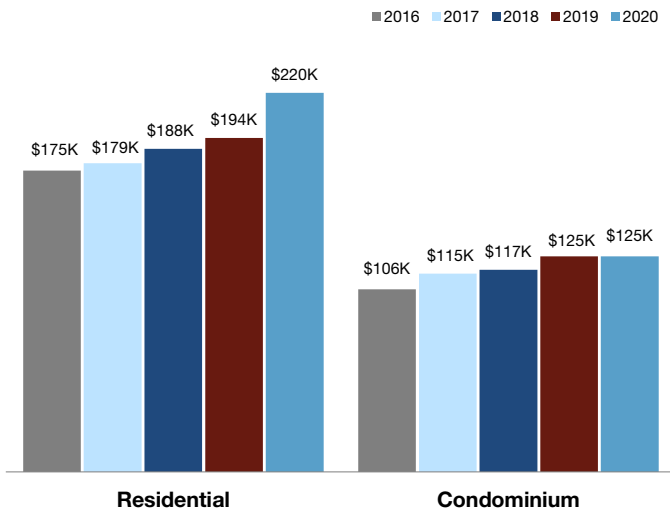
+ 13.6%

One-Year Change in Price
Residential

0.0%

One-Year Change in Price
Condominium

Median Sales Price



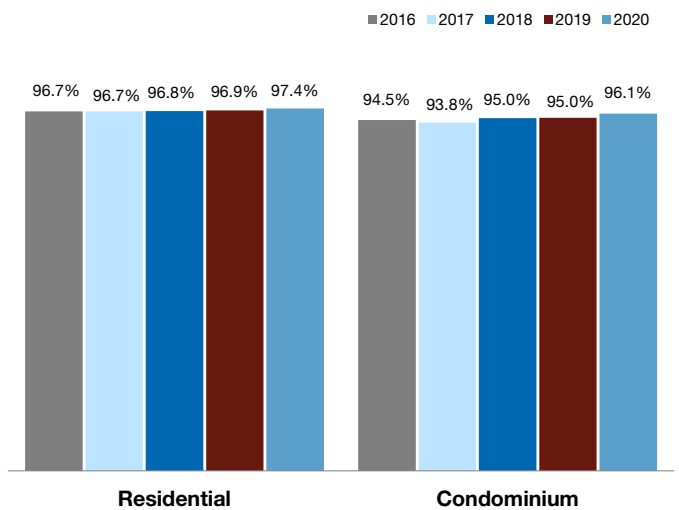
97.4%

Pct. of List Price Received
Residential

96.1%

Pct. of List Price Received
Condominium

Percent of List Price Received



Bedroom Count Review

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

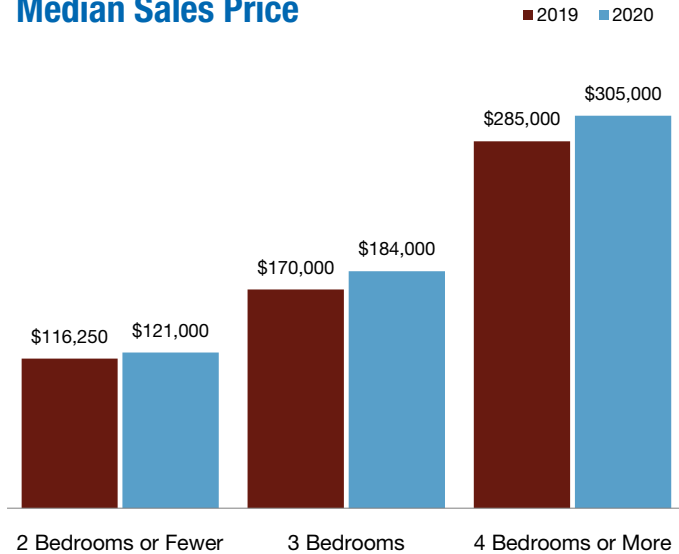
+ 4.1%

Growth in Median Sales Price
2 Bedrooms or Fewer

+ 8.2%

Growth in Median Sales Price
3 Bedrooms

Median Sales Price



Top ZIP Codes: 4 Bedrooms or More Market Share in 2020

39041	100.0%
39045	66.7%
39071	64.0%
39110	61.6%
39232	60.1%
39211	45.4%
39042	44.6%
39157	41.9%
39094	41.7%
39114	41.5%
39056	41.3%
39154	40.3%
39170	39.3%
39047	38.6%
39073	37.8%
39145	34.8%
39216	34.0%

97.3%

Percent of List Price Received
in 2020 for
All Properties

95.3%

Percent of List Price Received
in 2020 for
2 Bedrooms or Fewer

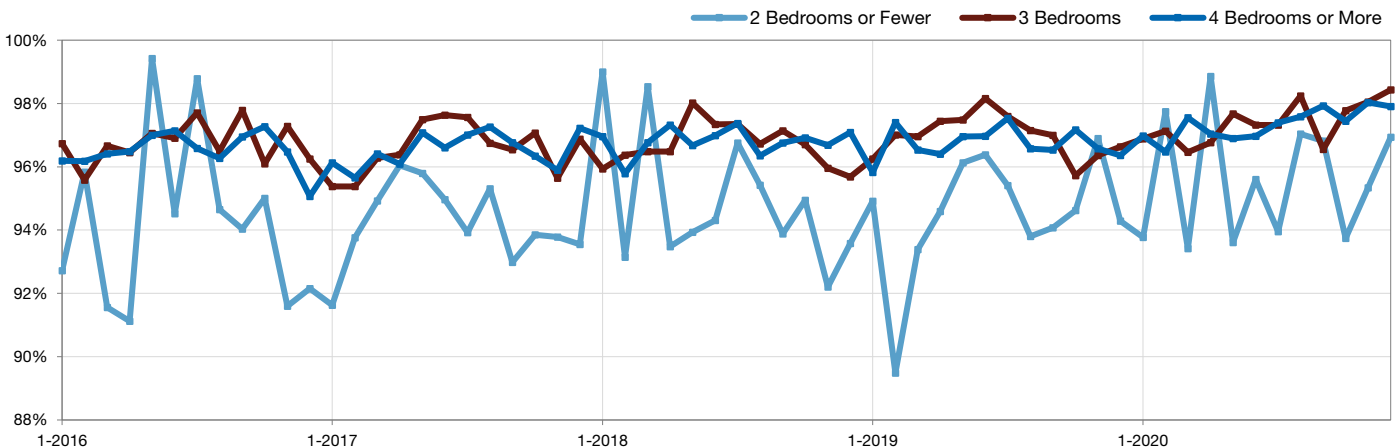
97.4%

Percent of List Price Received
in 2020 for
3 Bedrooms

97.4%

Percent of List Price Received
in 2020 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 2019	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
10-County Area	6,929	+ 12.2%	96.1%	3.0%	1.7	62	97.1%
3-County Area	6,506	+ 11.7%	96.1%	3.2%	1.6	59	97.3%
Hinds County	1,911	+ 1.9%	94.2%	5.1%	2.2	68	95.3%
39041	3	- 72.7%	100.0%	0.0%	4.0	103	96.5%
39056	416	+ 16.9%	93.3%	6.5%	1.0	52	97.3%
39059	46	- 6.1%	100.0%	0.0%	3.3	88	96.6%
39066	9	+ 200.0%	100.0%	0.0%	4.5	198	91.8%
39071	25	- 30.6%	96.0%	0.0%	3.7	134	97.2%
39154	67	- 2.9%	94.0%	0.0%	3.0	103	97.1%
39170	89	- 11.9%	98.9%	0.0%	2.5	57	98.2%
39175	10	+ 42.9%	90.0%	0.0%	2.7	89	93.3%
39201	0	--	0.0%	0.0%	0.0	0	0.0%
39202	69	+ 46.8%	97.1%	2.9%	2.9	71	94.3%
39203	2	- 50.0%	100.0%	0.0%	4.0	22	66.9%
39204	50	- 23.1%	100.0%	0.0%	7.3	93	86.2%
39206	121	- 17.1%	98.3%	1.7%	2.3	77	92.2%
39209	44	- 26.7%	100.0%	0.0%	3.5	93	90.2%
39211	496	+ 8.3%	88.3%	11.7%	2.1	80	95.4%
39212	235	+ 4.4%	98.7%	0.4%	1.8	62	93.1%
39213	31	- 20.5%	93.5%	3.2%	4.7	68	91.0%
39216	53	+ 26.2%	90.6%	9.4%	3.5	81	94.0%
39272	216	- 10.0%	98.1%	0.5%	1.1	45	98.2%
Madison County	2,019	+ 21.6%	97.2%	2.6%	1.5	70	97.9%
39045	3	--	100.0%	0.0%	2.0	151	110.8%
39046	372	+ 42.0%	99.2%	0.3%	1.3	63	98.5%
39051	49	- 5.8%	91.8%	0.0%	4.0	145	94.0%
39071	25	- 30.6%	96.0%	0.0%	3.7	134	97.2%
39079	0	--	0.0%	0.0%	0.0	0	0.0%
39110	1,315	+ 23.1%	98.8%	1.1%	1.3	68	97.9%
39146	4	+ 33.3%	75.0%	0.0%	1.7	37	106.0%
39157	303	+ 3.1%	87.8%	12.2%	1.9	79	96.7%
39209	44	- 26.7%	100.0%	0.0%	3.5	93	90.2%
39213	31	- 20.5%	93.5%	3.2%	4.7	68	91.0%
Rankin County	2,576	+ 12.7%	96.7%	2.3%	1.2	43	98.3%
39042	738	+ 21.6%	95.8%	3.4%	1.0	47	98.7%
39044	15	+ 114.3%	100.0%	0.0%	2.4	72	97.8%
39047	1,035	+ 16.3%	96.5%	2.5%	1.1	44	98.4%
39073	143	- 5.3%	98.6%	0.0%	2.3	43	97.5%
39094	12	+ 71.4%	100.0%	0.0%	1.4	125	91.6%
39114	41	+ 41.4%	92.7%	0.0%	3.3	124	93.7%
39117	18	- 18.2%	88.9%	0.0%	2.7	81	96.7%
39145	23	- 4.2%	87.0%	0.0%	5.2	40	96.8%
39208	418	- 3.9%	97.6%	1.9%	1.0	28	97.8%
39218	52	+ 20.9%	96.2%	0.0%	1.4	32	96.3%
39232	163	+ 28.3%	100.0%	0.0%	2.0	63	98.6%
Simpson County	116	+ 58.9%	95.7%	0.0%	3.9	131	93.8%
39044	15	+ 114.3%	100.0%	0.0%	2.4	72	97.8%
39062	2	+ 100.0%	100.0%	0.0%	0.0	77	99.6%
39082	5	+ 66.7%	80.0%	0.0%	2.0	126	96.3%
39111	48	+ 50.0%	100.0%	0.0%	4.9	164	92.7%
39114	41	+ 41.4%	92.7%	0.0%	3.3	124	93.7%
39119	7	+ 16.7%	85.7%	0.0%	1.9	132	90.9%
39149	1	0.0%	100.0%	0.0%	0.0	218	91.9%

Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2019	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
Scott County	53	+ 6.0%	94.3%	0.0%	3.3	84	94.1%
39057	0	--	0.0%	0.0%	0.0	0	0.0%
39074	34	+ 25.9%	91.2%	0.0%	3.0	85	93.2%
39092	3	+ 200.0%	100.0%	0.0%	0.0	61	92.7%
39094	12	+ 71.4%	100.0%	0.0%	1.4	125	91.6%
39117	18	- 18.2%	88.9%	0.0%	2.7	81	96.7%
39145	23	- 4.2%	87.0%	0.0%	5.2	40	96.8%
39152	0	--	0.0%	0.0%	0.0	0	0.0%
39189	9	+ 80.0%	100.0%	0.0%	2.3	135	96.5%
39359	1	--	100.0%	0.0%	0.0	102	96.1%
Yazoo County	82	+ 9.3%	97.6%	0.0%	3.1	68	96.8%
39039	8	+ 14.3%	87.5%	0.0%	1.0	109	98.3%
39040	5	- 54.5%	100.0%	0.0%	3.2	79	93.9%
39095	46	- 6.1%	100.0%	0.0%	3.3	88	96.6%
39146	4	+ 33.3%	75.0%	0.0%	1.7	37	106.0%
39162	2	--	100.0%	0.0%	0.0	193	76.5%
39179	1	- 66.7%	100.0%	0.0%	0.0	97	61.5%
39194	69	+ 25.5%	98.6%	0.0%	3.0	62	97.8%
Copiah County	77	+ 13.2%	97.4%	0.0%	3.7	91	95.4%
39059	46	- 6.1%	100.0%	0.0%	3.3	88	96.6%
39078	1	- 50.0%	100.0%	0.0%	1.0	7	104.0%
39083	24	+ 71.4%	91.7%	0.0%	3.7	93	93.0%
39086	1	0.0%	100.0%	0.0%	0.0	42	94.1%
39175	10	+ 42.9%	90.0%	0.0%	2.7	89	93.3%
39191	6	+ 20.0%	100.0%	0.0%	2.6	123	94.3%
Leake County	68	+ 15.3%	95.6%	0.0%	3.3	145	93.5%
39051	49	- 5.8%	91.8%	0.0%	4.0	145	94.0%
39090	11	+ 10.0%	90.9%	0.0%	2.7	148	93.5%
39094	12	+ 71.4%	100.0%	0.0%	1.4	125	91.6%
39109	0	--	0.0%	0.0%	0.0	0	0.0%
39189	9	+ 80.0%	100.0%	0.0%	2.3	135	96.5%
39350	5	+ 25.0%	80.0%	0.0%	2.4	47	94.4%
39359	1	--	100.0%	0.0%	0.0	102	96.1%
Attala County	11	+ 22.2%	90.9%	0.0%	2.5	149	92.9%
39051	49	- 5.8%	91.8%	0.0%	4.0	145	94.0%
39067	2	--	100.0%	0.0%	0.0	207	83.8%
39090	11	+ 10.0%	90.9%	0.0%	2.7	148	93.5%
39108	0	--	0.0%	0.0%	0.0	0	0.0%
39160	1	0.0%	100.0%	0.0%	1.0	182	93.9%
39192	0	--	0.0%	0.0%	0.0	0	0.0%
Holmes County	16	- 23.8%	93.8%	0.0%	5.2	66	96.3%
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	0	--	0.0%	0.0%	0.0	0	0.0%
39063	5	- 44.4%	100.0%	0.0%	1.0	132	92.1%
39079	0	--	0.0%	0.0%	0.0	0	0.0%
39095	7	- 22.2%	100.0%	0.0%	1.9	47	94.8%
39146	4	+ 33.3%	75.0%	0.0%	1.7	37	106.0%
39169	1	--	100.0%	0.0%	0.0	38	115.0%
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

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
10-County Area	\$167,000	\$172,000	\$181,250	\$186,327	\$210,375	+ 12.9%	+ 26.0%
3-County Area	\$172,000	\$175,000	\$185,000	\$190,000	\$217,000	+ 14.2%	+ 26.2%
Hinds County	\$124,000	\$128,000	\$135,000	\$142,400	\$156,000	+ 9.6%	+ 25.8%
39041	\$28,000	\$144,250	\$231,000	\$65,000	\$299,000	+ 360.0%	+ 967.9%
39056	\$159,900	\$159,900	\$167,900	\$175,700	\$189,000	+ 7.6%	+ 18.2%
39059	\$82,500	\$122,000	\$120,800	\$97,000	\$135,450	+ 39.6%	+ 64.2%
39066	\$94,950	\$55,600	\$74,500	\$158,400	\$145,000	- 8.5%	+ 52.7%
39071	\$262,500	\$260,000	\$262,500	\$247,750	\$339,000	+ 36.8%	+ 29.1%
39154	\$172,750	\$169,000	\$175,000	\$184,000	\$219,900	+ 19.5%	+ 27.3%
39170	\$164,000	\$187,677	\$179,400	\$187,450	\$204,500	+ 9.1%	+ 24.7%
39175	\$58,500	\$85,000	\$135,500	\$115,000	\$49,000	- 57.4%	- 16.2%
39201	\$120,000	\$0	\$0	\$0	\$0	--	- 100.0%
39202	\$174,166	\$190,000	\$185,000	\$171,000	\$195,500	+ 14.3%	+ 12.2%
39203	\$8,500	\$24,200	\$13,000	\$15,750	\$20,000	+ 27.0%	+ 135.3%
39204	\$20,000	\$23,450	\$19,500	\$25,500	\$24,000	- 5.9%	+ 20.0%
39206	\$53,500	\$75,000	\$88,000	\$78,000	\$100,000	+ 28.2%	+ 86.9%
39209	\$18,500	\$25,500	\$20,500	\$27,200	\$25,000	- 8.1%	+ 35.1%
39211	\$137,950	\$135,000	\$144,500	\$165,500	\$178,750	+ 8.0%	+ 29.6%
39212	\$42,050	\$57,000	\$63,000	\$70,500	\$65,000	- 7.8%	+ 54.6%
39213	\$29,000	\$30,000	\$29,000	\$27,000	\$44,500	+ 64.8%	+ 53.4%
39216	\$186,178	\$176,000	\$166,000	\$199,000	\$186,500	- 6.3%	+ 0.2%
39272	\$126,500	\$130,000	\$132,000	\$141,750	\$149,900	+ 5.7%	+ 18.5%
Madison County	\$233,000	\$239,250	\$248,000	\$248,000	\$275,000	+ 10.9%	+ 18.0%
39045	\$165,000	\$0	\$45,000	\$0	\$366,000	--	+ 121.8%
39046	\$187,000	\$191,500	\$202,000	\$219,700	\$237,000	+ 7.9%	+ 26.7%
39051	\$95,000	\$88,750	\$113,000	\$109,750	\$118,000	+ 7.5%	+ 24.2%
39071	\$262,500	\$260,000	\$262,500	\$247,750	\$339,000	+ 36.8%	+ 29.1%
39079	\$25,250	\$52,000	\$51,000	\$99,500	\$0	- 100.0%	- 100.0%
39110	\$260,000	\$267,500	\$282,500	\$275,000	\$308,000	+ 12.0%	+ 18.5%
39146	\$300,000	\$140,000	\$220,000	\$127,000	\$49,250	- 61.2%	- 83.6%
39157	\$182,500	\$179,650	\$194,500	\$196,000	\$240,000	+ 22.4%	+ 31.5%
39209	\$18,500	\$25,500	\$20,500	\$27,200	\$25,000	- 8.1%	+ 35.1%
39213	\$29,000	\$30,000	\$29,000	\$27,000	\$44,500	+ 64.8%	+ 53.4%
Rankin County	\$169,900	\$173,900	\$182,900	\$189,000	\$212,000	+ 12.2%	+ 24.8%
39042	\$184,500	\$190,000	\$192,500	\$199,999	\$228,000	+ 14.0%	+ 23.6%
39044	\$166,000	\$86,750	\$151,000	\$110,000	\$221,800	+ 101.6%	+ 33.6%
39047	\$177,000	\$182,000	\$195,000	\$200,000	\$221,900	+ 11.0%	+ 25.4%
39073	\$163,500	\$168,000	\$164,000	\$170,000	\$190,000	+ 11.8%	+ 16.2%
39094	\$52,250	\$127,000	\$95,750	\$119,000	\$121,250	+ 1.9%	+ 132.1%
39114	\$150,750	\$130,500	\$128,725	\$140,000	\$123,000	- 12.1%	- 18.4%
39117	\$142,000	\$135,000	\$140,500	\$90,000	\$139,000	+ 54.4%	- 2.1%
39145	\$80,250	\$168,500	\$141,000	\$168,000	\$199,000	+ 18.5%	+ 148.0%
39208	\$130,000	\$134,000	\$140,000	\$142,000	\$164,750	+ 16.0%	+ 26.7%
39218	\$140,000	\$155,000	\$153,000	\$150,000	\$157,500	+ 5.0%	+ 12.5%
39232	\$201,000	\$224,000	\$218,900	\$254,000	\$300,000	+ 18.1%	+ 49.3%
Simpson County	\$124,000	\$110,000	\$118,000	\$125,000	\$134,450	+ 7.6%	+ 8.4%
39044	\$166,000	\$86,750	\$151,000	\$110,000	\$221,800	+ 101.6%	+ 33.6%
39062	\$135,000	\$24,900	\$17,500	\$96,500	\$102,750	+ 6.5%	- 23.9%
39082	\$150,950	\$124,250	\$116,500	\$85,000	\$80,000	- 5.9%	- 47.0%
39111	\$98,500	\$115,000	\$99,500	\$129,950	\$154,500	+ 18.9%	+ 56.9%
39114	\$150,750	\$130,500	\$128,725	\$140,000	\$123,000	- 12.1%	- 18.4%
39119	\$79,000	\$100,000	\$115,000	\$105,950	\$140,000	+ 32.1%	+ 77.2%
39149	\$91,500	\$0	\$200,000	\$382,000	\$62,500	- 83.6%	- 31.7%

Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2016	2017	2018	2019	2020	Change From 2019	Change From 2016
Scott County	\$73,000	\$100,000	\$128,750	\$73,750	\$100,000	+ 35.6%	+ 37.0%
39057	\$56,000	\$0	\$70,000	\$162,500	\$0	- 100.0%	- 100.0%
39074	\$66,500	\$81,000	\$129,000	\$57,900	\$91,150	+ 57.4%	+ 37.1%
39092	\$125,000	\$38,000	\$22,000	\$25,000	\$129,000	+ 416.0%	+ 3.2%
39094	\$52,250	\$127,000	\$95,750	\$119,000	\$121,250	+ 1.9%	+ 132.1%
39117	\$142,000	\$135,000	\$140,500	\$90,000	\$139,000	+ 54.4%	- 2.1%
39145	\$80,250	\$168,500	\$141,000	\$168,000	\$199,000	+ 18.5%	+ 148.0%
39152	\$145,000	\$87,250	\$0	\$173,460	\$0	- 100.0%	- 100.0%
39189	\$105,000	\$68,250	\$32,000	\$65,000	\$105,000	+ 61.5%	0.0%
39359	\$70,000	\$0	\$0	\$0	\$220,000	--	+ 214.3%
Yazoo County	\$82,500	\$89,000	\$112,750	\$88,500	\$104,950	+ 18.6%	+ 27.2%
39039	\$79,000	\$118,000	\$103,500	\$178,000	\$129,250	- 27.4%	+ 63.6%
39040	\$97,500	\$134,000	\$108,175	\$144,000	\$162,500	+ 12.8%	+ 66.7%
39095	\$82,500	\$122,000	\$120,800	\$97,000	\$135,450	+ 39.6%	+ 64.2%
39146	\$300,000	\$140,000	\$220,000	\$127,000	\$49,250	- 61.2%	- 83.6%
39162	\$67,000	\$0	\$0	\$0	\$116,500	--	+ 73.9%
39179	\$0	\$915,000	\$472,500	\$23,000	\$110,000	+ 378.3%	--
39194	\$83,750	\$76,750	\$112,750	\$70,000	\$92,500	+ 32.1%	+ 10.4%
Copiah County	\$82,000	\$105,000	\$104,000	\$95,000	\$134,000	+ 41.1%	+ 63.4%
39059	\$82,500	\$122,000	\$120,800	\$97,000	\$135,450	+ 39.6%	+ 64.2%
39078	\$0	\$73,000	\$78,000	\$66,100	\$130,000	+ 96.7%	--
39083	\$76,500	\$82,000	\$85,000	\$70,000	\$98,150	+ 40.2%	+ 28.3%
39086	\$110,000	\$356,000	\$0	\$160,000	\$40,000	- 75.0%	- 63.6%
39175	\$58,500	\$85,000	\$135,500	\$115,000	\$49,000	- 57.4%	- 16.2%
39191	\$45,000	\$87,500	\$150,000	\$73,000	\$183,500	+ 151.4%	+ 307.8%
Leake County	\$99,700	\$98,000	\$100,200	\$109,500	\$116,500	+ 6.4%	+ 16.9%
39051	\$95,000	\$88,750	\$113,000	\$109,750	\$118,000	+ 7.5%	+ 24.2%
39090	\$86,000	\$115,000	\$62,450	\$51,250	\$62,000	+ 21.0%	- 27.9%
39094	\$52,250	\$127,000	\$95,750	\$119,000	\$121,250	+ 1.9%	+ 132.1%
39109	\$0	\$0	\$0	\$0	\$0	--	--
39189	\$105,000	\$68,250	\$32,000	\$65,000	\$105,000	+ 61.5%	0.0%
39350	\$137,500	\$105,000	\$49,000	\$144,000	\$156,500	+ 8.7%	+ 13.8%
39359	\$70,000	\$0	\$0	\$0	\$220,000	--	+ 214.3%
Attala County	\$84,450	\$125,000	\$64,900	\$47,500	\$42,000	- 11.6%	- 50.3%
39051	\$95,000	\$88,750	\$113,000	\$109,750	\$118,000	+ 7.5%	+ 24.2%
39067	\$13,642	\$0	\$0	\$0	\$67,000	--	+ 391.1%
39090	\$86,000	\$115,000	\$62,450	\$51,250	\$62,000	+ 21.0%	- 27.9%
39108	\$54,500	\$0	\$0	\$0	\$0	--	- 100.0%
39160	\$160,000	\$142,500	\$106,000	\$66,125	\$20,000	- 69.8%	- 87.5%
39192	\$0	\$27,900	\$0	\$35,000	\$0	- 100.0%	--
Holmes County	\$30,000	\$30,000	\$65,000	\$22,000	\$34,000	+ 54.5%	+ 13.3%
38924	\$0	\$0	\$0	\$0	\$0	--	--
39038	\$0	\$0	\$37,000	\$20,000	\$0	- 100.0%	--
39063	\$17,750	\$23,000	\$29,500	\$19,025	\$12,400	- 34.8%	- 30.1%
39079	\$25,250	\$52,000	\$51,000	\$99,500	\$0	- 100.0%	- 100.0%
39095	\$30,000	\$33,000	\$77,000	\$24,000	\$45,000	+ 87.5%	+ 50.0%
39146	\$300,000	\$140,000	\$220,000	\$127,000	\$49,250	- 61.2%	- 83.6%
39169	\$0	\$11,562	\$0	\$0	\$23,000	--	--
39192	\$0	\$27,900	\$0	\$35,000	\$0	- 100.0%	--