

# Central Mississippi Annual Market Heartbeat

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



# 2021

# 2021 Central Mississippi Annual Market Heartbeat

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



**Fervent buyer demand**, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

**Sales:** Pending sales decreased 7.2 percent, finishing 2021 at 6,261. Closed sales were down 2.3 percent to end the year at 6,370.

**Listings:** Comparing 2021 to the prior year, the number of homes available for sale was lower by 41.8 percent. There were 596 active listings at the end of 2021. New listings decreased by 4.7 percent to finish the year at 6,777.

**Bedroom Count:** Increases in sales prices occurred across homes of all sizes over the last year. In 2020, properties with 2 Bedrooms or Fewer saw the largest growth at 14.0 percent. The highest percent of original list price received at sale was tied between properties with 3 bedrooms and 4 bedrooms or more at 98.7 percent.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 7.0 percent to \$232,200 for the year. Residential home prices were up 7.7 percent compared to last year, while Condominium home prices were up 11.9 percent.

**List Price Received:** Sellers received, on average, 98.5 percent of their list price at sale, a year-over-year improvement of 1.2 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

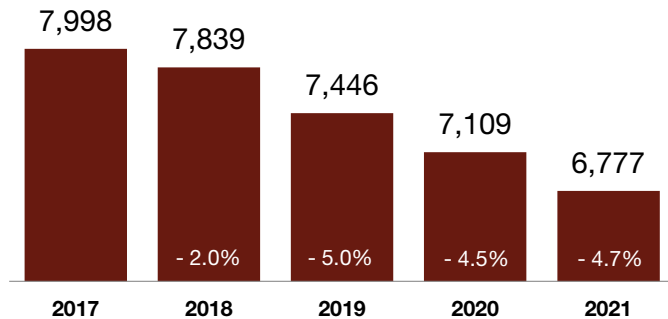
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# Quick Facts

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

## New Listings



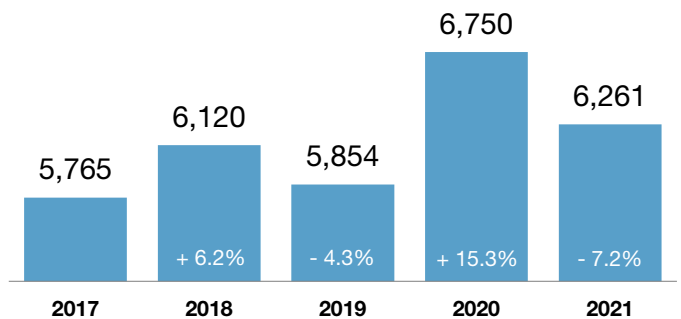
### Top 5 ZIP Codes: Change in New Listings from 2020

39213	+ 65.2%
39213	+ 65.2%
39071	+ 64.5%
39071	+ 64.5%
39094	+ 63.6%

### Bottom 5 ZIP Codes: Change in New Listings from 2020

39059	- 15.6%
39044	- 18.8%
Madison County	- 20.0%
39114	- 21.7%
39110	- 29.3%

## Pending Sales



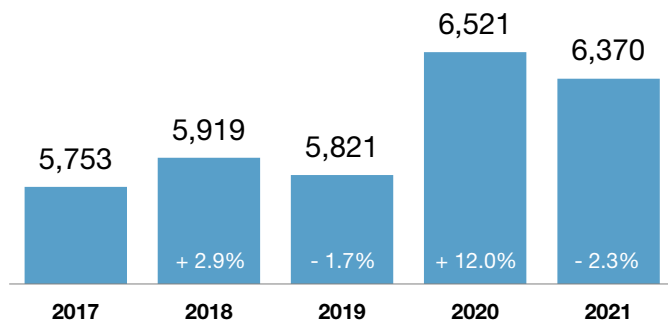
### Top 5 ZIP Codes: Change in Pending Sales from 2020

39071	+ 91.7%
39071	+ 91.7%
39145	+ 45.5%
39146	+ 33.3%
39117	+ 33.3%

### Bottom 5 ZIP Codes: Change in Pending Sales from 2020

Madison County	- 19.4%
39059	- 20.0%
39044	- 20.0%
39114	- 23.3%
39110	- 28.2%

## Closed Sales



### Top 5 ZIP Codes: Change in Closed Sales from 2020

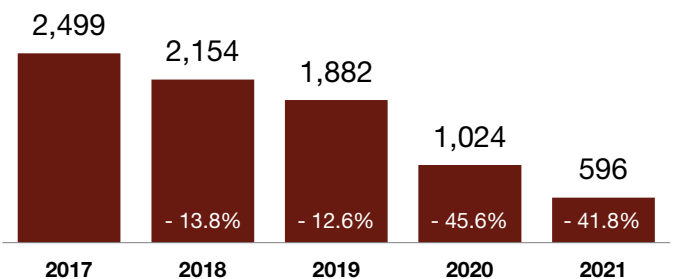
39146	+ 125.0%
39071	+ 76.0%
39071	+ 76.0%
39041	+ 66.7%
39073	+ 54.5%

### Bottom 5 ZIP Codes: Change in Closed Sales from 2020

39042	- 7.9%
Madison County	- 13.0%
39110	- 22.4%
39044	- 26.7%
39114	- 36.6%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 ZIP Codes: Change in Homes for Sale from 2020

39202	0.0%
39094	0.0%
39117	0.0%
39206	- 2.7%
39212	- 8.7%

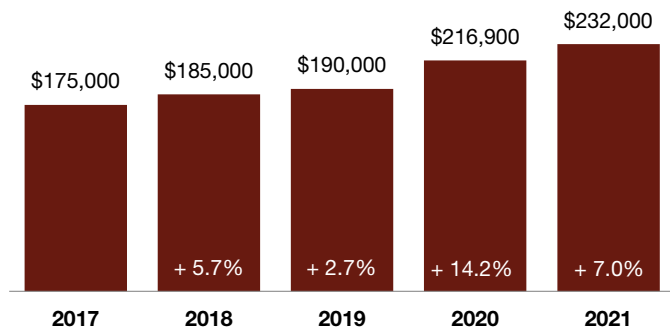
### Bottom 5 ZIP Codes: Change in Homes for Sale from 2020

39154	- 63.2%
39170	- 63.6%
39044	- 66.7%
39272	- 72.7%
39145	- 83.3%

# Quick Facts

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

## Median Sales Price



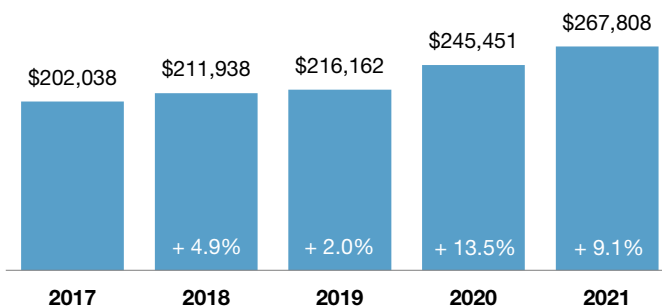
### Top 5 ZIP Codes: Change in Median Sales Price from 2020

39146	+ 318.3%
39175	+ 306.1%
39204	+ 89.6%
39212	+ 69.2%
39209	+ 54.0%

### Bottom 5 ZIP Codes: Change in Median Sales Price from 2020

39059	- 7.0%
39044	- 16.9%
39071	- 17.3%
39071	- 17.3%
39041	- 58.2%

## Average Sales Price



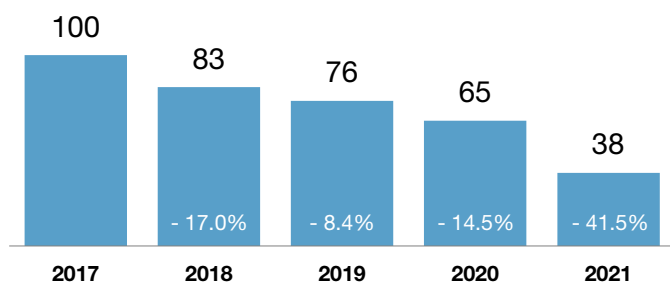
### Top 5 ZIP Codes: Change in Avg. Sales Price from 2020

39175	+ 159.8%
39066	+ 78.8%
39213	+ 54.4%
39213	+ 54.4%
39204	+ 51.4%

### Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2020

39209	- 2.2%
39209	- 2.2%
39202	- 2.7%
39059	- 4.0%
39041	- 56.3%

## Days on Market Until Sale



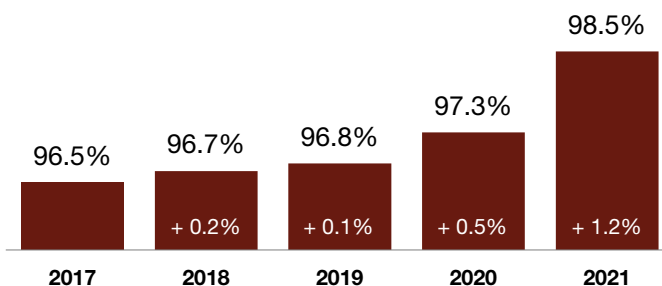
### Top 5 ZIP Codes: Change in Days on Market from 2020

39146	+ 110.8%
39145	+ 16.3%
39175	+ 6.7%
39066	- 4.4%
39117	- 12.2%

### Bottom 5 ZIP Codes: Change in Days on Market from 2020

39071	- 58.5%
39071	- 58.5%
39209	- 59.8%
39209	- 59.8%
39094	- 64.9%

## Percent of List Price Received



### Top 5 ZIP Codes: Change in Pct. of List Price Received from 2020

39094	+ 5.7%
39114	+ 5.4%
39204	+ 5.2%
39206	+ 4.6%
39175	+ 3.5%

### Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2020

39170	- 1.4%
39059	- 2.2%
39041	- 6.1%
39045	- 13.8%
39146	- 14.7%

# Price Range Review

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

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

Price Range with Shortest Average Market Time

**\$80,000 and Below**

Price Range with Longest Average Market Time

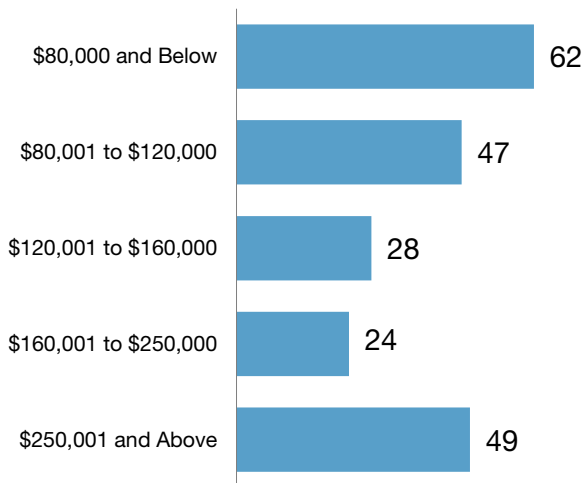
**12.6%**

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

**- 35.9%**

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



**\$250,001 and Above**

Price Range with the Most Closed Sales

**+ 11.9%**

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

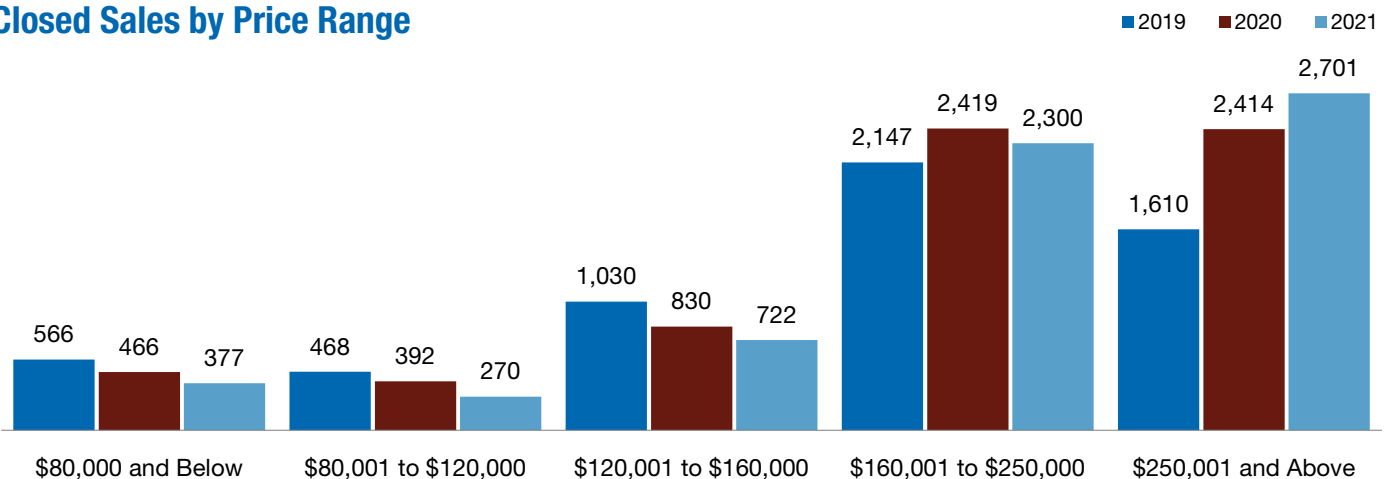
**\$80,001 to \$120,000**

Price Range with the Fewest Closed Sales

**- 31.1%**

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

## Closed Sales by Price Range



# Property Type Review

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

**38**

Average Days on Market  
**Residential**

**35**

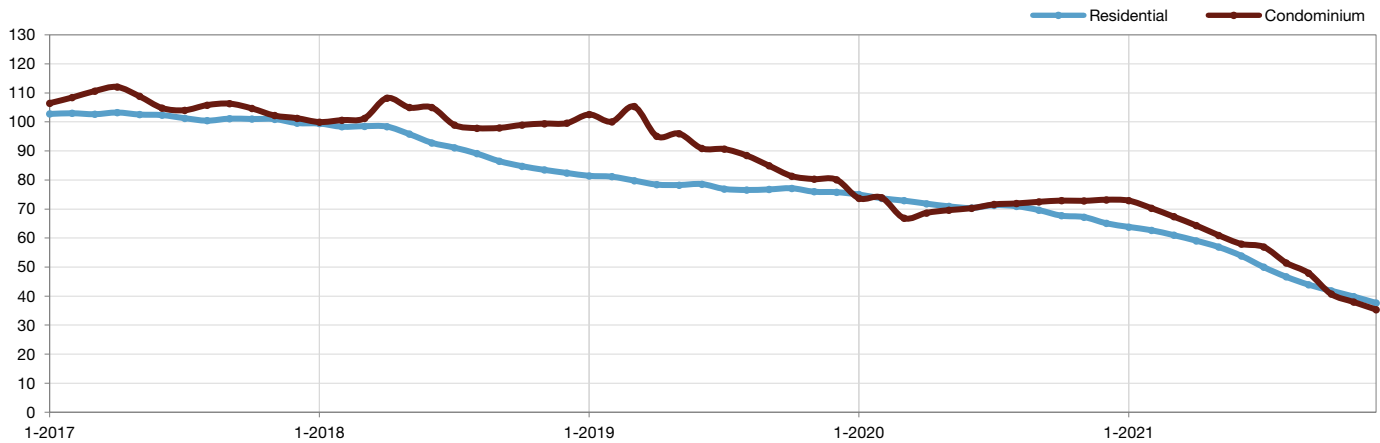
Average Days on Market  
**Condominium**

## Days on Market Until Sale

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

### Top ZIP Codes: Condominium Market Share in 2021

39216	16.1%
39157	11.8%
39211	11.6%
39202	11.1%
39056	6.0%
39042	5.3%



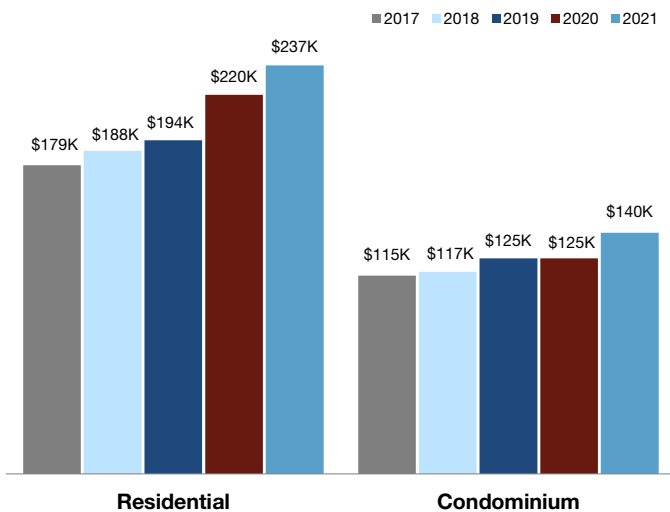
**+ 7.7%**

One-Year Change in Price  
**Residential**

**+ 11.9%**

One-Year Change in Price  
**Condominium**

## Median Sales Price



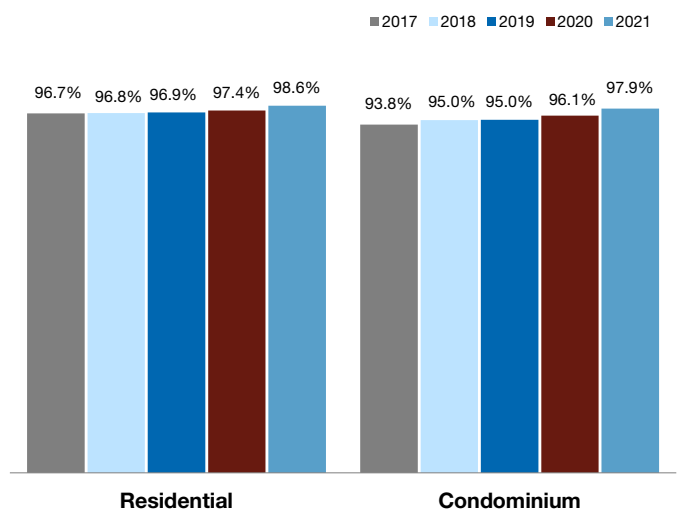
**98.6%**

Pct. of List Price Received  
**Residential**

**97.9%**

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

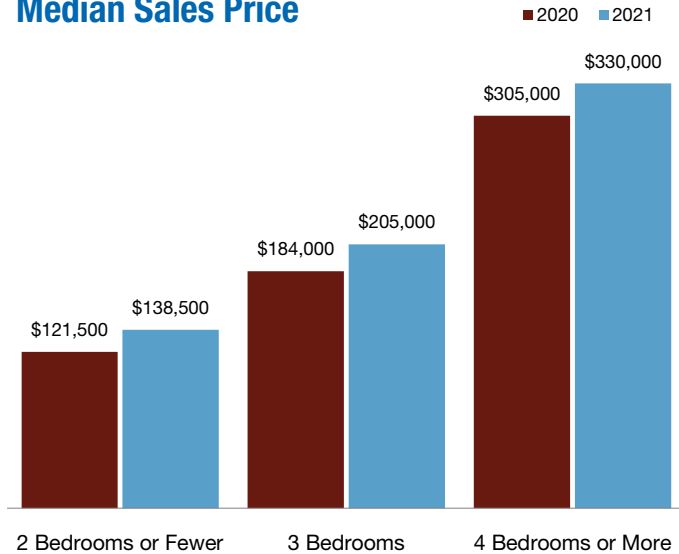
**+ 14.0%**

Growth in Median Sales Price  
2 Bedrooms or Fewer

**+ 11.4%**

Growth in Median Sales Price  
3 Bedrooms

## Median Sales Price



### Top ZIP Codes: 4 Bedrooms or More Market Share in 2021

39045	66.7%
39110	57.6%
39232	57.0%
39044	54.5%
39157	46.4%
39211	46.0%
39047	41.6%
39066	40.0%
39056	39.9%
39042	39.7%
39046	37.2%
39154	36.6%
39170	34.8%
39114	34.6%
39071	34.1%
39073	29.9%
39094	26.7%

**98.5%**

Percent of List Price Received  
in 2021 for  
All Properties

**97.3%**

Percent of List Price Received  
in 2021 for  
2 Bedrooms or Fewer

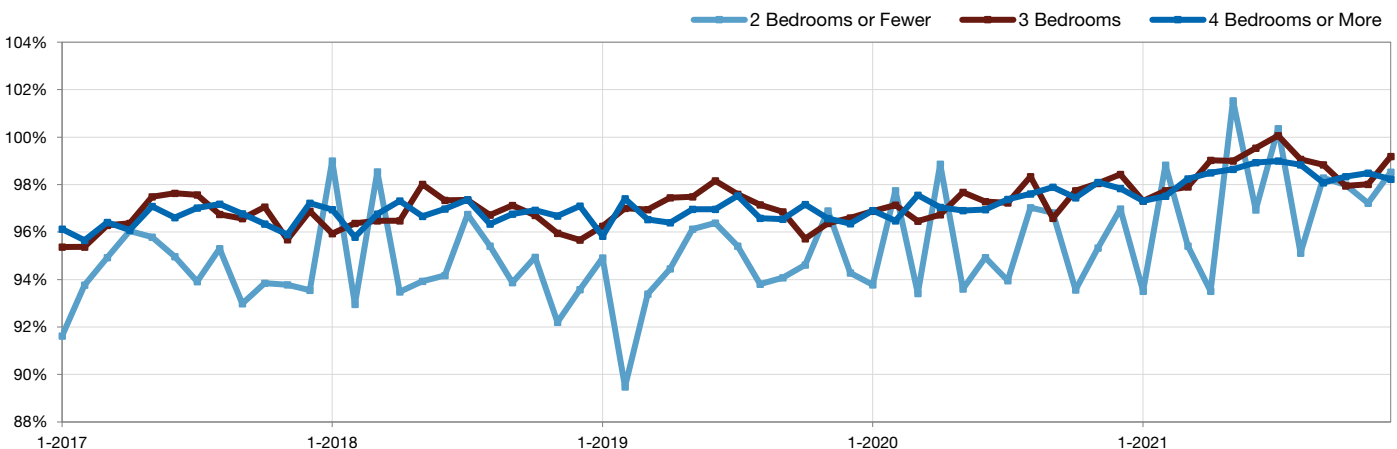
**98.7%**

Percent of List Price Received  
in 2021 for  
3 Bedrooms

**98.4%**

Percent of List Price Received  
in 2021 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 2020	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
<b>10-County Area</b>	<b>6,781</b>	<b>- 2.3%</b>	<b>95.1%</b>	<b>3.3%</b>	<b>1.3</b>	<b>41</b>	<b>98.3%</b>
<b>3-County Area</b>	<b>6,370</b>	<b>- 2.3%</b>	<b>95.2%</b>	<b>3.6%</b>	<b>1.1</b>	<b>38</b>	<b>98.5%</b>
<b>Hinds County</b>	<b>2,022</b>	<b>+ 5.4%</b>	<b>93.5%</b>	<b>5.4%</b>	<b>1.6</b>	<b>45</b>	<b>97.0%</b>
39041	5	+ 66.7%	80.0%	0.0%	2.0	55	90.6%
39056	398	- 5.2%	93.7%	6.0%	0.7	33	98.8%
39059	51	+ 10.9%	94.1%	0.0%	1.6	79	94.5%
39066	10	+ 11.1%	90.0%	0.0%	2.7	195	92.4%
39071	44	+ 76.0%	88.6%	0.0%	2.2	59	98.3%
39154	82	+ 22.4%	96.3%	0.0%	1.0	53	99.0%
39170	115	+ 29.2%	93.0%	0.0%	0.8	50	96.8%
39175	15	+ 50.0%	93.3%	0.0%	2.6	95	96.6%
39201	1	--	100.0%	0.0%	0.0	67	80.5%
39202	63	- 7.4%	87.3%	11.1%	2.8	44	96.9%
39203	6	+ 200.0%	100.0%	0.0%	2.5	78	95.3%
39204	59	+ 18.0%	100.0%	0.0%	3.5	59	90.7%
39206	133	+ 9.9%	95.5%	3.8%	3.2	48	96.4%
39209	51	+ 15.9%	98.0%	0.0%	4.2	41	91.5%
39211	535	+ 7.4%	88.0%	11.6%	1.5	54	97.4%
39212	222	- 5.5%	99.1%	0.5%	2.3	44	93.6%
39213	44	+ 33.3%	100.0%	0.0%	2.7	39	93.4%
39216	62	+ 14.8%	83.9%	16.1%	2.6	48	96.5%
39272	218	+ 0.9%	99.1%	0.0%	0.3	26	99.6%
<b>Madison County</b>	<b>1,758</b>	<b>- 13.0%</b>	<b>96.5%</b>	<b>2.4%</b>	<b>0.9</b>	<b>44</b>	<b>99.1%</b>
39045	3	0.0%	100.0%	0.0%	0.7	97	95.5%
39046	382	+ 2.7%	97.9%	0.3%	1.0	42	99.1%
39051	57	+ 16.3%	89.5%	0.0%	2.9	86	95.0%
39071	44	+ 76.0%	88.6%	0.0%	2.2	59	98.3%
39079	2	--	100.0%	0.0%	0.0	22	114.5%
39110	1,022	- 22.4%	99.0%	0.6%	0.8	43	99.4%
39146	9	+ 125.0%	88.9%	0.0%	0.9	78	90.4%
39157	304	+ 0.3%	87.5%	11.8%	1.0	48	98.4%
39209	51	+ 15.9%	98.0%	0.0%	4.2	41	91.5%
39213	44	+ 33.3%	100.0%	0.0%	2.7	39	93.4%
<b>Rankin County</b>	<b>2,590</b>	<b>+ 0.3%</b>	<b>95.7%</b>	<b>2.9%</b>	<b>0.9</b>	<b>29</b>	<b>99.3%</b>
39042	680	- 7.9%	93.8%	5.3%	0.5	23	99.7%
39044	11	- 26.7%	90.9%	0.0%	0.7	52	97.5%
39047	989	- 4.8%	95.9%	3.2%	0.9	29	99.4%
39073	221	+ 54.5%	93.2%	0.0%	1.0	39	98.5%
39094	15	+ 25.0%	93.3%	0.0%	1.4	47	96.8%
39114	26	- 36.6%	96.2%	0.0%	2.0	75	98.8%
39117	19	+ 5.6%	89.5%	0.0%	1.5	79	99.1%
39145	29	+ 26.1%	96.6%	0.0%	0.8	50	97.0%
39208	461	+ 10.3%	97.6%	1.3%	0.9	24	99.1%
39218	67	+ 28.8%	98.5%	0.0%	0.4	22	99.0%
39232	135	- 17.7%	99.3%	0.7%	2.9	50	99.3%
<b>Simpson County</b>	<b>88</b>	<b>- 24.1%</b>	<b>93.2%</b>	<b>0.0%</b>	<b>3.2</b>	<b>94</b>	<b>97.2%</b>
39044	11	- 26.7%	90.9%	0.0%	0.7	52	97.5%
39062	2	0.0%	100.0%	0.0%	0.0	30	98.1%
39082	5	0.0%	80.0%	0.0%	0.8	280	94.6%
39111	43	- 10.4%	97.7%	0.0%	4.7	102	96.5%
39114	26	- 36.6%	96.2%	0.0%	2.0	75	98.8%
39119	6	- 14.3%	83.3%	0.0%	0.0	81	94.0%
39149	0	--	0.0%	0.0%	1.0	0	0.0%



# Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2020	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
<b>Scott County</b>	<b>47</b>	<b>- 11.3%</b>	<b>91.5%</b>	<b>0.0%</b>	<b>3.1</b>	<b>80</b>	<b>98.1%</b>
39057	2	--	0.0%	0.0%	1.0	187	101.3%
39074	32	- 5.9%	93.8%	0.0%	2.5	77	98.1%
39092	0	--	0.0%	0.0%	0.0	0	0.0%
39094	15	+ 25.0%	93.3%	0.0%	1.4	47	96.8%
39117	19	+ 5.6%	89.5%	0.0%	1.5	79	99.1%
39145	29	+ 26.1%	96.6%	0.0%	0.8	50	97.0%
39152	0	--	0.0%	0.0%	0.0	0	0.0%
39189	10	+ 11.1%	80.0%	0.0%	0.0	163	93.9%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Yazoo County</b>	<b>91</b>	<b>+ 11.0%</b>	<b>96.7%</b>	<b>0.0%</b>	<b>2.4</b>	<b>90</b>	<b>94.6%</b>
39039	4	- 50.0%	100.0%	0.0%	0.0	72	97.9%
39040	13	+ 160.0%	92.3%	0.0%	0.5	27	97.2%
39095	51	+ 10.9%	94.1%	0.0%	1.6	79	94.5%
39146	9	+ 125.0%	88.9%	0.0%	0.9	78	90.4%
39162	1	- 50.0%	0.0%	0.0%	0.0	11	94.7%
39179	1	0.0%	100.0%	0.0%	0.0	5	100.0%
39194	73	+ 5.8%	97.3%	0.0%	3.1	108	93.9%
<b>Copiah County</b>	<b>78</b>	<b>+ 1.3%</b>	<b>96.2%</b>	<b>0.0%</b>	<b>3.0</b>	<b>86</b>	<b>94.4%</b>
39059	51	+ 10.9%	94.1%	0.0%	1.6	79	94.5%
39078	1	0.0%	100.0%	0.0%	0.0	504	110.2%
39083	21	- 12.5%	100.0%	0.0%	4.8	67	94.9%
39086	0	--	0.0%	0.0%	0.0	0	0.0%
39175	15	+ 50.0%	93.3%	0.0%	2.6	95	96.6%
39191	5	- 16.7%	100.0%	0.0%	1.0	211	89.2%
<b>Leake County</b>	<b>77</b>	<b>+ 13.2%</b>	<b>90.9%</b>	<b>0.0%</b>	<b>2.5</b>	<b>83</b>	<b>95.6%</b>
39051	57	+ 16.3%	89.5%	0.0%	2.9	86	95.0%
39090	10	- 9.1%	100.0%	0.0%	1.8	94	91.3%
39094	15	+ 25.0%	93.3%	0.0%	1.4	47	96.8%
39109	1	--	100.0%	0.0%	0.0	2	100.0%
39189	10	+ 11.1%	80.0%	0.0%	0.0	163	93.9%
39350	4	- 20.0%	75.0%	0.0%	2.5	55	93.9%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
<b>Attala County</b>	<b>12</b>	<b>+ 9.1%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>2.3</b>	<b>134</b>	<b>90.1%</b>
39051	57	+ 16.3%	89.5%	0.0%	2.9	86	95.0%
39067	0	--	0.0%	0.0%	0.0	0	0.0%
39090	10	- 9.1%	100.0%	0.0%	1.8	94	91.3%
39108	0	--	0.0%	0.0%	0.0	0	0.0%
39160	2	+ 100.0%	100.0%	0.0%	0.0	309	85.4%
39192	3	--	33.3%	0.0%	0.0	41	100.4%
<b>Holmes County</b>	<b>18</b>	<b>+ 12.5%</b>	<b>88.9%</b>	<b>0.0%</b>	<b>2.7</b>	<b>108</b>	<b>95.4%</b>
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	1	--	100.0%	0.0%	1.0	396	100.0%
39063	1	- 80.0%	100.0%	0.0%	1.2	50	84.7%
39079	2	--	100.0%	0.0%	0.0	22	114.5%
39095	7	0.0%	100.0%	0.0%	3.0	181	98.4%
39146	9	+ 125.0%	88.9%	0.0%	0.9	78	90.4%
39169	1	0.0%	100.0%	0.0%	1.0	54	95.4%
39192	3	--	33.3%	0.0%	0.0	41	100.4%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>10-County Area</b>	<b>\$161,000</b>	<b>\$169,900</b>	<b>\$175,000</b>	<b>\$195,000</b>	<b>\$215,000</b>	<b>+ 10.3%</b>	<b>+ 33.5%</b>
<b>3-County Area</b>	<b>\$165,000</b>	<b>\$173,700</b>	<b>\$180,000</b>	<b>\$200,000</b>	<b>\$220,000</b>	<b>+ 10.0%</b>	<b>+ 33.3%</b>
<b>Hinds County</b>	<b>\$120,000</b>	<b>\$127,000</b>	<b>\$133,000</b>	<b>\$145,000</b>	<b>\$170,000</b>	<b>+ 17.2%</b>	<b>+ 41.7%</b>
39041	\$127,758	\$110,000	\$46,800	\$105,000	\$165,000	+ 57.1%	+ 29.2%
39056	\$152,500	\$158,000	\$164,000	\$180,500	\$200,100	+ 10.9%	+ 31.2%
39059	\$120,000	\$101,675	\$84,000	\$129,000	\$125,000	- 3.1%	+ 4.2%
39066	\$56,200	\$83,000	\$116,500	\$100,500	\$150,000	+ 49.3%	+ 166.9%
39071	\$146,050	\$147,000	\$209,500	\$179,000	\$207,495	+ 15.9%	+ 42.1%
39154	\$157,171	\$162,900	\$174,500	\$192,500	\$199,500	+ 3.6%	+ 26.9%
39170	\$174,000	\$175,000	\$182,450	\$189,450	\$210,000	+ 10.8%	+ 20.7%
39175	\$85,000	\$141,500	\$135,000	\$76,000	\$199,500	+ 162.5%	+ 134.7%
39201	\$0	\$225,000	\$62,500	\$275,000	\$12,000	- 95.6%	--
39202	\$148,000	\$126,000	\$125,359	\$140,800	\$156,000	+ 10.8%	+ 5.4%
39203	\$35,575	\$13,000	\$18,000	\$20,000	\$30,450	+ 52.3%	- 14.4%
39204	\$24,900	\$19,950	\$25,000	\$25,000	\$46,500	+ 86.0%	+ 86.7%
39206	\$65,000	\$73,500	\$72,000	\$90,000	\$128,000	+ 42.2%	+ 96.9%
39209	\$26,000	\$21,500	\$30,000	\$25,000	\$43,000	+ 72.0%	+ 65.4%
39211	\$120,000	\$129,000	\$150,500	\$163,000	\$194,000	+ 19.0%	+ 61.7%
39212	\$52,000	\$63,000	\$66,563	\$63,900	\$105,000	+ 64.3%	+ 101.9%
39213	\$33,000	\$30,000	\$31,000	\$43,800	\$62,000	+ 41.6%	+ 87.9%
39216	\$163,750	\$144,000	\$172,000	\$163,500	\$202,500	+ 23.9%	+ 23.7%
39272	\$129,000	\$129,750	\$140,000	\$147,000	\$170,000	+ 15.6%	+ 31.8%
<b>Madison County</b>	<b>\$220,750</b>	<b>\$233,000</b>	<b>\$236,000</b>	<b>\$260,000</b>	<b>\$280,000</b>	<b>+ 7.7%</b>	<b>+ 26.8%</b>
39045	\$183,654	\$149,134	\$183,721	\$73,750	\$286,000	+ 287.8%	+ 55.7%
39046	\$185,000	\$195,064	\$212,000	\$231,248	\$252,900	+ 9.4%	+ 36.7%
39051	\$75,613	\$110,470	\$108,750	\$105,000	\$133,000	+ 26.7%	+ 75.9%
39071	\$146,050	\$147,000	\$209,500	\$179,000	\$207,495	+ 15.9%	+ 42.1%
39079	\$220,000	\$227,550	\$187,250	\$272,007	\$192,500	- 29.2%	- 12.5%
39110	\$249,000	\$260,000	\$259,576	\$287,700	\$305,000	+ 6.0%	+ 22.5%
39146	\$120,000	\$168,250	\$23,500	\$80,000	\$181,750	+ 127.2%	+ 51.5%
39157	\$165,000	\$175,000	\$185,000	\$214,000	\$235,100	+ 9.9%	+ 42.5%
39209	\$26,000	\$21,500	\$30,000	\$25,000	\$43,000	+ 72.0%	+ 65.4%
39213	\$33,000	\$30,000	\$31,000	\$43,800	\$62,000	+ 41.6%	+ 87.9%
<b>Rankin County</b>	<b>\$168,000</b>	<b>\$175,000</b>	<b>\$183,000</b>	<b>\$200,000</b>	<b>\$220,000</b>	<b>+ 10.0%</b>	<b>+ 31.0%</b>
39042	\$185,988	\$187,000	\$196,950	\$215,000	\$230,650	+ 7.3%	+ 24.0%
39044	\$89,500	\$146,500	\$72,000	\$160,000	\$125,000	- 21.9%	+ 39.7%
39047	\$175,000	\$185,000	\$192,500	\$208,500	\$235,000	+ 12.7%	+ 34.3%
39073	\$158,000	\$150,500	\$162,500	\$181,250	\$205,000	+ 13.1%	+ 29.7%
39094	\$121,000	\$95,750	\$95,950	\$95,250	\$130,000	+ 36.5%	+ 7.4%
39114	\$128,500	\$119,000	\$130,000	\$104,000	\$155,000	+ 49.0%	+ 20.6%
39117	\$119,000	\$148,000	\$82,500	\$127,500	\$123,894	- 2.8%	+ 4.1%
39145	\$166,750	\$135,000	\$124,350	\$150,000	\$199,000	+ 32.7%	+ 19.3%
39208	\$127,250	\$135,900	\$139,250	\$160,500	\$175,000	+ 9.0%	+ 37.5%
39218	\$151,750	\$149,500	\$148,000	\$148,500	\$172,000	+ 15.8%	+ 13.3%
39232	\$223,500	\$205,800	\$244,000	\$284,900	\$327,555	+ 15.0%	+ 46.6%
<b>Simpson County</b>	<b>\$98,500</b>	<b>\$105,000</b>	<b>\$98,450</b>	<b>\$128,250</b>	<b>\$144,500</b>	<b>+ 12.7%</b>	<b>+ 46.7%</b>
39044	\$89,500	\$146,500	\$72,000	\$160,000	\$125,000	- 21.9%	+ 39.7%
39062	\$24,900	\$17,500	\$96,500	\$102,750	\$135,000	+ 31.4%	+ 442.2%
39082	\$159,000	\$117,000	\$85,000	\$57,077	\$150,000	+ 162.8%	- 5.7%
39111	\$123,250	\$97,000	\$89,900	\$139,950	\$140,000	+ 0.0%	+ 13.6%
39114	\$128,500	\$119,000	\$130,000	\$104,000	\$155,000	+ 49.0%	+ 20.6%
39119	\$85,100	\$85,000	\$105,950	\$125,000	\$109,000	- 12.8%	+ 28.1%
39149	\$104,750	\$150,000	\$382,000	\$62,500	\$440,000	+ 604.0%	+ 320.0%

# Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
<b>Scott County</b>	<b>\$87,500</b>	<b>\$119,995</b>	<b>\$75,500</b>	<b>\$75,000</b>	<b>\$100,000</b>	<b>+ 33.3%</b>	<b>+ 14.3%</b>
39057	\$0	\$70,000	\$162,500	\$30,000	\$80,000	+ 166.7%	--
39074	\$79,350	\$110,000	\$80,000	\$71,500	\$100,000	+ 39.9%	+ 26.0%
39092	\$38,000	\$22,000	\$105,250	\$129,000	\$272,500	+ 111.2%	+ 617.1%
39094	\$121,000	\$95,750	\$95,950	\$95,250	\$130,000	+ 36.5%	+ 7.4%
39117	\$119,000	\$148,000	\$82,500	\$127,500	\$123,894	- 2.8%	+ 4.1%
39145	\$166,750	\$135,000	\$124,350	\$150,000	\$199,000	+ 32.7%	+ 19.3%
39152	\$92,500	\$100,000	\$94,980	\$0	\$0	--	- 100.0%
39189	\$68,250	\$32,000	\$57,500	\$106,000	\$110,375	+ 4.1%	+ 61.7%
39359	\$0	\$0	\$0	\$220,000	\$0	- 100.0%	--
<b>Yazoo County</b>	<b>\$99,500</b>	<b>\$125,000</b>	<b>\$105,250</b>	<b>\$115,000</b>	<b>\$154,000</b>	<b>+ 33.9%</b>	<b>+ 54.8%</b>
39039	\$118,000	\$103,500	\$212,500	\$150,000	\$318,040	+ 112.0%	+ 169.5%
39040	\$134,000	\$138,300	\$157,000	\$133,182	\$242,500	+ 82.1%	+ 81.0%
39095	\$120,000	\$101,675	\$84,000	\$129,000	\$125,000	- 3.1%	+ 4.2%
39146	\$120,000	\$168,250	\$23,500	\$80,000	\$181,750	+ 127.2%	+ 51.5%
39162	\$0	\$70,000	\$210,500	\$168,000	\$327,000	+ 94.6%	--
39179	\$1,007,500	\$465,000	\$23,000	\$110,000	\$158,875	+ 44.4%	- 84.2%
39194	\$84,500	\$111,375	\$77,500	\$104,950	\$120,000	+ 14.3%	+ 42.0%
<b>Copiah County</b>	<b>\$92,000</b>	<b>\$88,000</b>	<b>\$77,750</b>	<b>\$118,250</b>	<b>\$140,000</b>	<b>+ 18.4%</b>	<b>+ 52.2%</b>
39059	\$120,000	\$101,675	\$84,000	\$129,000	\$125,000	- 3.1%	+ 4.2%
39078	\$73,000	\$67,000	\$53,250	\$133,475	\$65,000	- 51.3%	- 11.0%
39083	\$71,500	\$81,650	\$47,000	\$82,000	\$147,500	+ 79.9%	+ 106.3%
39086	\$356,000	\$0	\$160,000	\$77,500	\$233,000	+ 200.6%	- 34.6%
39175	\$85,000	\$141,500	\$135,000	\$76,000	\$199,500	+ 162.5%	+ 134.7%
39191	\$31,500	\$82,560	\$83,500	\$117,500	\$317,000	+ 169.8%	+ 906.3%
<b>Leake County</b>	<b>\$84,250</b>	<b>\$96,000</b>	<b>\$106,500</b>	<b>\$105,000</b>	<b>\$130,000</b>	<b>+ 23.8%</b>	<b>+ 54.3%</b>
39051	\$75,613	\$110,470	\$108,750	\$105,000	\$133,000	+ 26.7%	+ 75.9%
39090	\$120,000	\$60,000	\$55,000	\$50,000	\$80,750	+ 61.5%	- 32.7%
39094	\$121,000	\$95,750	\$95,950	\$95,250	\$130,000	+ 36.5%	+ 7.4%
39109	\$0	\$0	\$0	\$0	\$145,000	--	--
39189	\$68,250	\$32,000	\$57,500	\$106,000	\$110,375	+ 4.1%	+ 61.7%
39350	\$99,500	\$57,800	\$125,000	\$139,500	\$123,500	- 11.5%	+ 24.1%
39359	\$0	\$0	\$0	\$220,000	\$0	- 100.0%	--
<b>Attala County</b>	<b>\$127,000</b>	<b>\$64,125</b>	<b>\$66,125</b>	<b>\$68,000</b>	<b>\$90,000</b>	<b>+ 32.4%</b>	<b>- 29.1%</b>
39051	\$75,613	\$110,470	\$108,750	\$105,000	\$133,000	+ 26.7%	+ 75.9%
39067	\$0	\$37,000	\$0	\$114,000	\$15,950	- 86.0%	--
39090	\$120,000	\$60,000	\$55,000	\$50,000	\$80,750	+ 61.5%	- 32.7%
39108	\$25,000	\$85,000	\$75,000	\$179,500	\$56,000	- 68.8%	+ 124.0%
39160	\$142,500	\$98,000	\$81,663	\$45,900	\$225,000	+ 390.2%	+ 57.9%
39192	\$203,950	\$315,000	\$258,500	\$252,628	\$116,000	- 54.1%	- 43.1%
<b>Holmes County</b>	<b>\$33,000</b>	<b>\$95,000</b>	<b>\$37,545</b>	<b>\$53,500</b>	<b>\$175,000</b>	<b>+ 227.1%</b>	<b>+ 430.3%</b>
38924	\$0	\$0	\$0	\$0	\$90,000	--	--
39038	\$700,000	\$59,233	\$35,000	\$67,750	\$132,500	+ 95.6%	- 81.1%
39063	\$39,500	\$120,400	\$19,025	\$17,900	\$190,000	+ 961.5%	+ 381.0%
39079	\$220,000	\$227,550	\$187,250	\$272,007	\$192,500	- 29.2%	- 12.5%
39095	\$31,500	\$80,850	\$25,008	\$94,300	\$154,378	+ 63.7%	+ 390.1%
39146	\$120,000	\$168,250	\$23,500	\$80,000	\$181,750	+ 127.2%	+ 51.5%
39169	\$11,562	\$0	\$1,267,500	\$23,000	\$620,000	+ 2,595.7%	+ 5,262.4%
39192	\$203,950	\$315,000	\$258,500	\$252,628	\$116,000	- 54.1%	- 43.1%