

Central Mississippi Annual Market Heartbeat

RESIDENTIAL REAL ESTATE ACTIVITY FOR  CentralMississippiMLS

2016

With a new U.S. president from a different political party taking office in 2017, few are expecting federal policies to remain as they have under prior leadership. The incoming president has a deep history in real estate development and has shown a strong interest in funding massive infrastructure projects, two points that provide intrigue for the immediate future of residential real estate.

After several years of housing market improvement, 2016, as predicted, was not a pronounced triumph but more of a measured success. Markets took a steady and mostly profitable walk from month to month. Even as supply was short and shrinking, sales and prices were often increasing.

Interest rates were expected to rise throughout 2016, but they did not. Just as happened in 2015, the Federal Reserve waited until December 2016 to make a short-term rate increase. Incremental rate hikes are again expected in 2017. An economy that shows unemployment at a nine-year low coupled with higher wages inspires confidence.

Mortgage rates are not expected to grow by more than .75 percent throughout 2017, which should keep them below 5.0 percent. If they rise above that mark, we could see rate lock, and that could cause homeowners to stay put at locked-in rates instead of trading up for higher-rate properties. Such a situation would put a damper on an already strained inventory environment.

Sales: Pending sales decreased 1.2 percent to 5,245 to close out the year. Closed sales increased 4.6 percent to 5,461 in 2016.

Listings: Inventory was lower in year-over-year comparisons. There were 2,393 active listings at the end of 2016. New listings increased by 1.6 percent to finish the year at 7,726. Low home supply is expected to continue throughout 2017.

Bedroom Count: Differing price trends were visible in homes of different sizes over the last year. In 2016, the median sales price for properties sold with 2 bedrooms or fewer decreased 3.0 percent. Homes with 3 bedrooms and homes with 4 bedrooms or more both saw increases in median sales price at 1.3 percent each.

Prices: Home prices rose compared to last year. The overall median sales price was up 2.4 percent to \$172,000 for the year. When inventory is low and demand is high, prices will rise. Prices should increase in most areas in 2017 but at a slower growth rate. Prices for residential homes were up 2.9 percent compared to last year. Meanwhile, prices for condominium homes were down 4.5 percent from 2015. We will likely need many years of improved wage growth to account for recent price gains.

List Price Received: Sellers received 96.6 percent of their original list price received at sale, a year-over-year increase of 0.5 percent. Sales prices should increase again in 2017, leading to further increases in list price received.

Millennials continue to command attention as the next wave of home buyers, yet the rate at which this massive population is entering the market has been less than stellar. This may be due to a cultural change away from settling into marriage and parenthood until later in life, high student loan debt, or even reservations about a home being a wise investment in the wake of what the last recession did to their elders. That said, some have suggested that this group is simply willing to wait longer to buy, thus skipping the entry-level purchase altogether to land in their preferred home.

At the other end of the age and price spectrum, baby boomers are expected to make up nearly one-third of all buyers in 2017. By and large, this group is not looking to invest in oversized homes, yet we could see improvement in higher price ranges as a hedge against inflation and risk. Shifting wealth away from the stock market into valuable homes may be seen as a safer bet during a transition of power and a period of pronounced change.

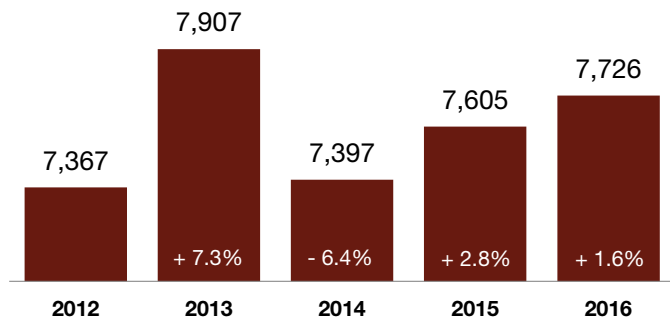
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Quick Facts

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 3-COUNTY AREA

New Listings



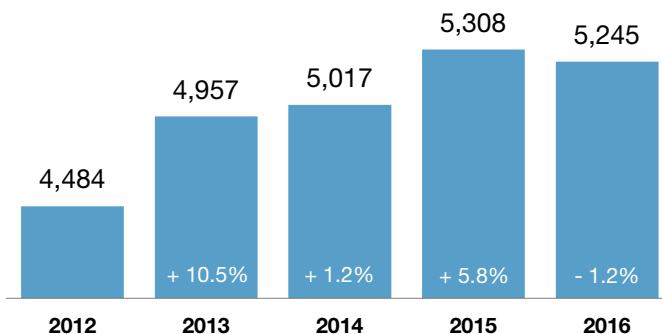
Top 5 ZIP Codes: Change in New Listings from 2015

39045	+ 300.0%
39151	+ 100.0%
39175	+ 63.6%
39216	+ 39.4%
39051	+ 32.8%

Bottom 5 ZIP Codes: Change in New Listings from 2015

39213	- 13.3%
39114	- 20.9%
39209	- 22.2%
39094	- 25.0%
39041	- 37.5%

Pending Sales



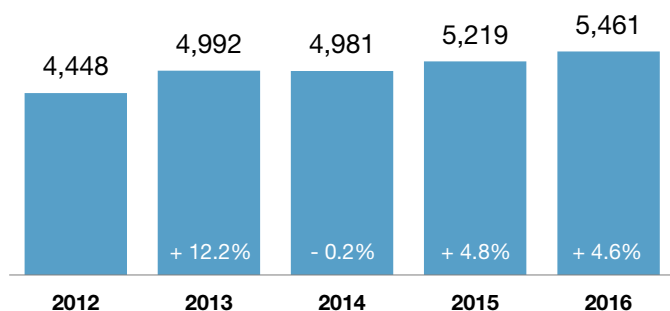
Top 5 ZIP Codes: Change in Pending Sales from 2015

39146	+ 300.0%
39203	+ 50.0%
39094	+ 50.0%
39066	+ 25.0%
39218	+ 25.0%

Bottom 5 ZIP Codes: Change in Pending Sales from 2015

39145	- 23.5%
39202	- 23.9%
39071	- 31.3%
39114	- 31.7%
39041	- 71.4%

Closed Sales



Top 5 ZIP Codes: Change in Closed Sales from 2015

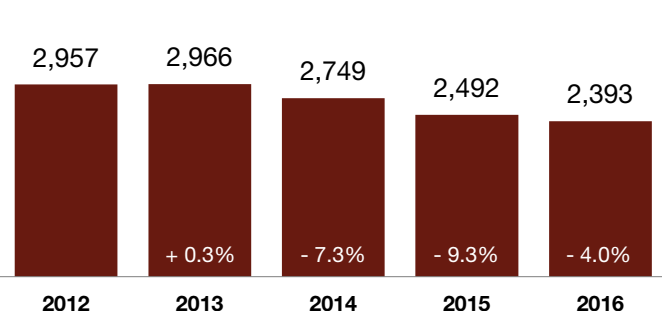
39146	+ 200.0%
39203	+ 50.0%
39094	+ 50.0%
39117	+ 46.2%
39218	+ 44.4%

Bottom 5 ZIP Codes: Change in Closed Sales from 2015

39206	- 15.2%
39071	- 22.6%
39202	- 23.9%
39114	- 34.1%
39041	- 50.0%

Inventory of Homes for Sale

At the end of the year.



Top 5 ZIP Codes: Change in Homes for Sale from 2015

39175	+ 366.7%
39151	+ 100.0%
39042	+ 43.3%
39216	+ 30.0%
39202	+ 24.1%

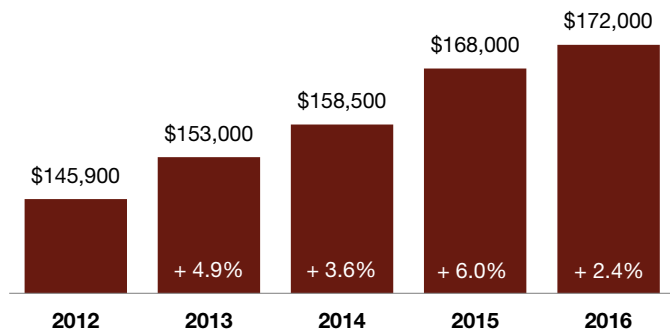
Bottom 5 ZIP Codes: Change in Homes for Sale from 2015

39209	- 38.5%
39218	- 41.7%
39203	- 85.7%
39045	- 100.0%
39167	- 100.0%

Quick Facts

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 3-COUNTY AREA

Median Sales Price



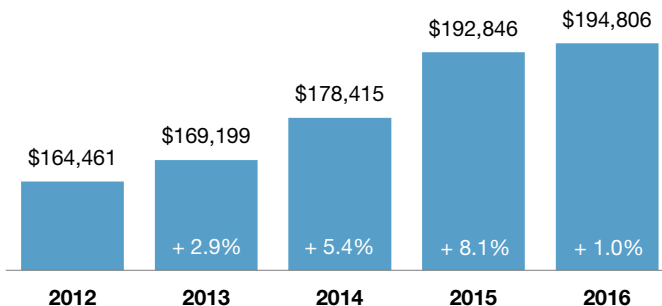
Top 5 ZIP Codes: Change in Median Sales Price from 2015

39146	+ 631.7%
39117	+ 105.8%
39114	+ 67.5%
39071	+ 38.9%
39209	+ 32.1%

Bottom 5 ZIP Codes: Change in Median Sales Price from 2015

39170	- 17.5%
39175	- 26.4%
39066	- 31.2%
39094	- 66.7%
39041	- 80.3%

Average Sales Price



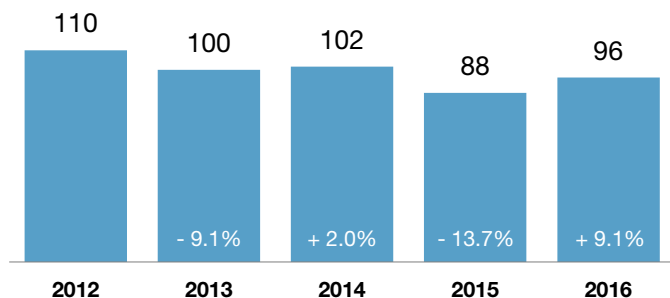
Top 5 ZIP Codes: Change in Avg. Sales Price from 2015

39146	+ 468.7%
39117	+ 58.4%
39071	+ 48.3%
39204	+ 37.6%
39114	+ 33.6%

Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2015

39161	- 17.5%
39145	- 18.1%
39066	- 25.3%
39094	- 52.3%
39041	- 74.8%

Days on Market Until Sale



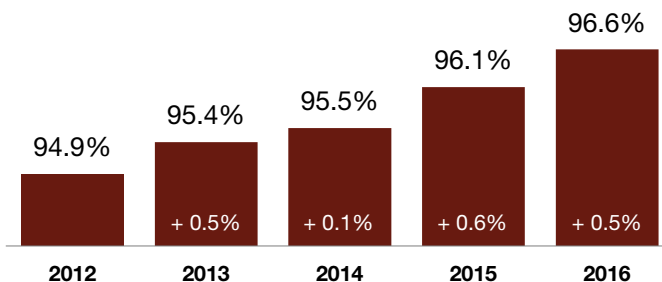
Top 5 ZIP Codes: Change in Days on Market from 2015

39201	+ 1,950.0%
39146	+ 1,121.1%
39161	+ 358.8%
39145	+ 77.3%
39202	+ 58.7%

Bottom 5 ZIP Codes: Change in Days on Market from 2015

39272	- 4.0%
39044	- 7.6%
39066	- 22.8%
39051	- 24.3%
39203	- 66.7%

Percent of List Price Received



Top 5 ZIP Codes: Change in Pct. of List Price Received from 2015

39203	+ 42.0%
39146	+ 24.9%
39044	+ 8.0%
39145	+ 6.8%
39209	+ 5.6%

Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2015

39201	- 2.9%
39213	- 3.3%
39066	- 3.9%
39161	- 9.7%
39094	- 15.2%

Price Range Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 3-COUNTY AREA

\$120,001 to \$160,000

Price Range with Shortest Average Market Time

\$250,001 and Above

Price Range with Longest Average Market Time

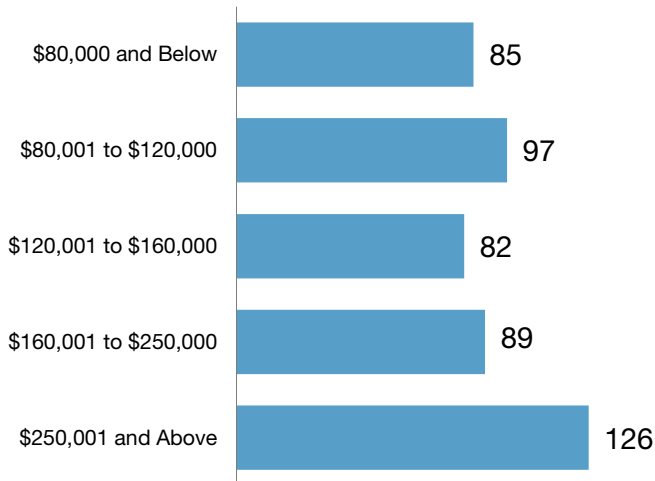
12.2%

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

- 26.2%

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

+ 8.4%

Price Range with Strongest One-Year Change in Sales: \$160,001 to \$250,000

\$80,001 to \$120,000

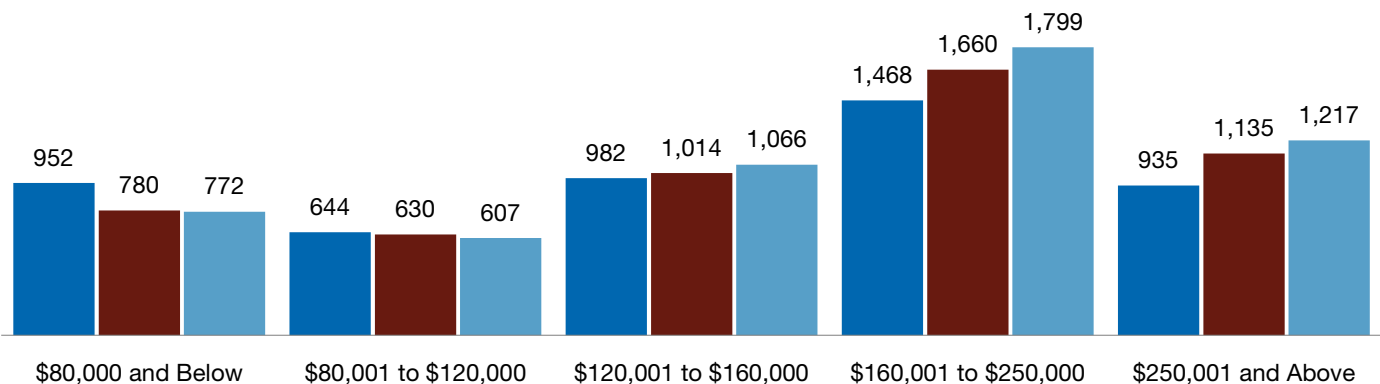
Price Range with the Fewest Closed Sales

- 3.7%

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

Closed Sales by Price Range

■ 2014 ■ 2015 ■ 2016



Property Type Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 3-COUNTY AREA

96

Average Days on Market
Residential

98

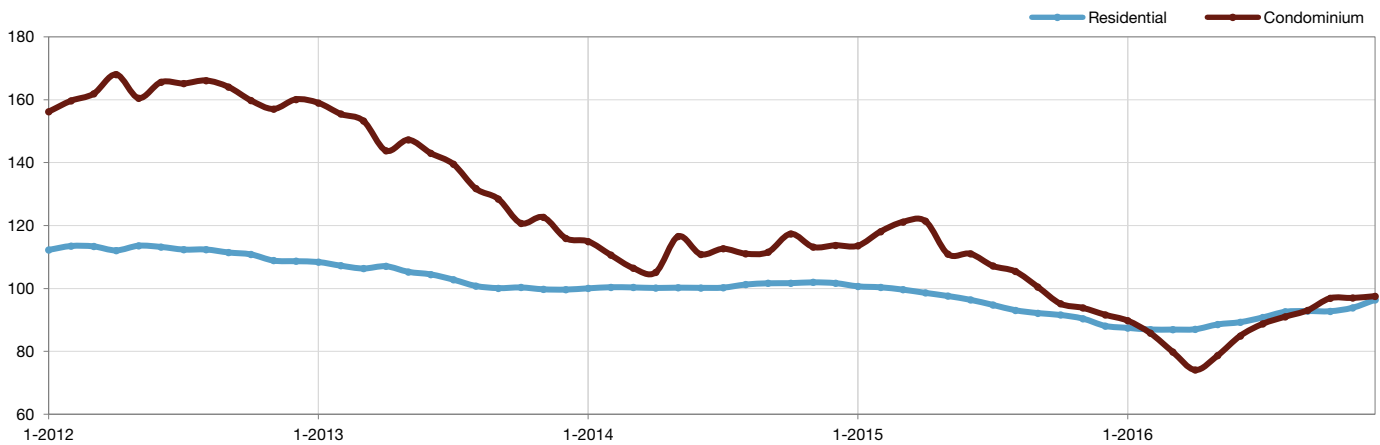
Average Days on Market
Condominium

Days on Market Until Sale

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

Top ZIP Codes: Condominium Market Share in 2016

39216	26.9%
39211	9.2%
39056	6.6%
39202	2.9%
39206	0.9%
39212	0.4%



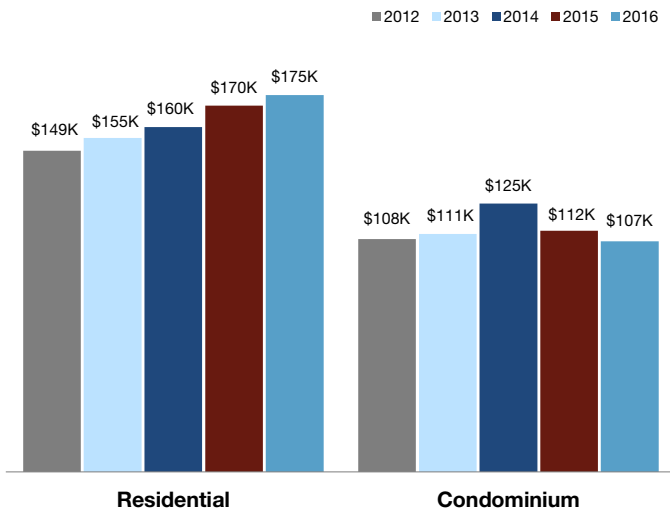
+ 2.9%

One-Year Change in Price
Residential

- 4.5%

One-Year Change in Price
Condominium

Median Sales Price



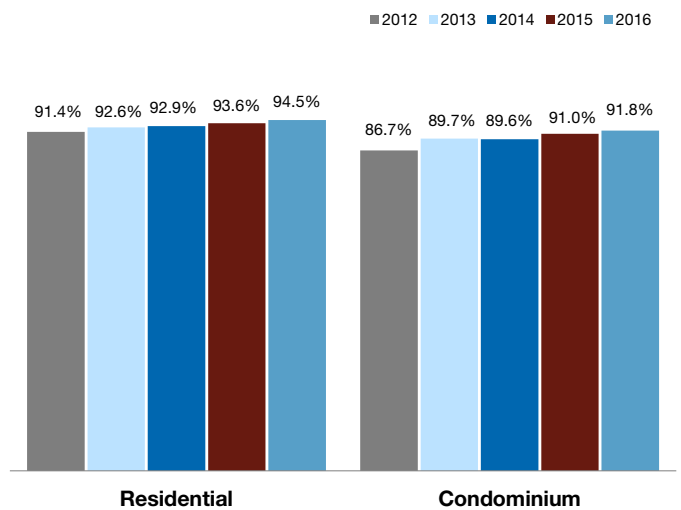
94.5%

Pct. of Orig. Price Received
Residential

91.8%

Pct. of Orig. Price Received
Condominium

Percent of Original List Price Received



Bedroom Count Review

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 3-COUNTY AREA

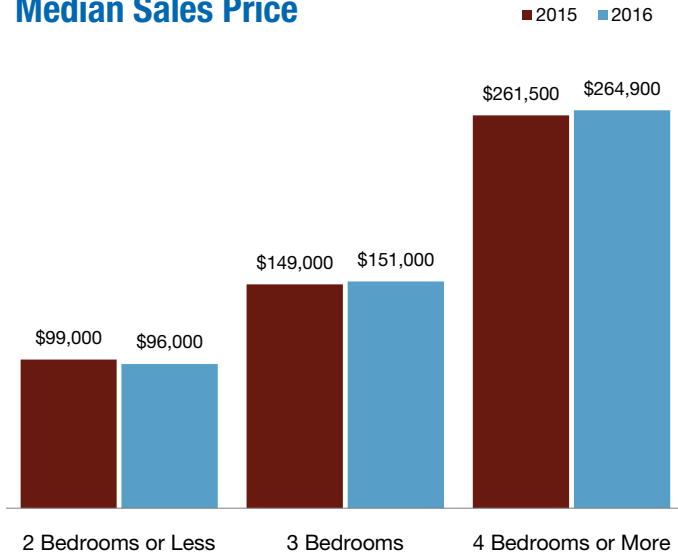
- 3.0%

Reduction in Median Sales Price
2 Bedrooms or Less

+ 1.3%

Growth in Median Sales Price
3 Bedrooms

Median Sales Price



Top ZIP Codes: 4 Bedrooms or More Market Share in 2016

39045	100.0%
39071	58.3%
39110	56.5%
39211	42.7%
39232	36.8%
39056	36.6%
39042	35.8%
39114	34.5%
39154	33.9%
39157	33.9%
39203	33.3%
39146	33.3%
39047	30.3%
39046	30.2%
39202	28.6%
39073	26.8%
39213	26.7%

94.4%

Percent of Original List Price
Received in 2016 for
All Properties

92.5%

Percent of Original List Price
Received in 2016 for
2 Bedrooms or Less

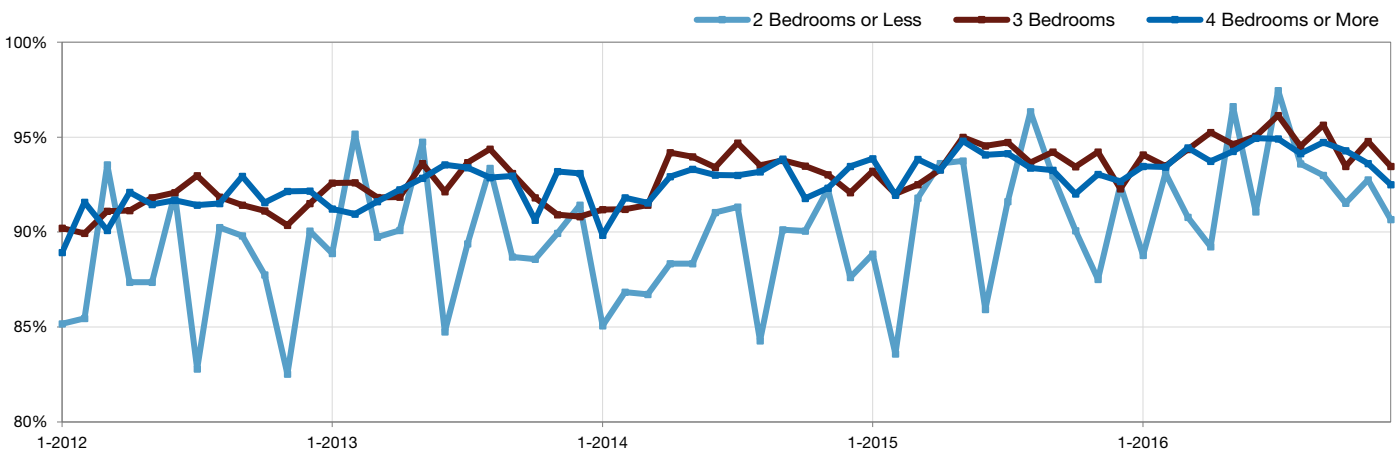
94.7%

Percent of Original List Price
Received in 2016 for
3 Bedrooms

94.1%

Percent of Original List Price
Received in 2016 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 2015	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
10-County Area	5,820	+ 5.4%	95.7%	3.0%	5.8	98	96.3%
3-County Area	5,461	+ 4.6%	95.8%	3.2%	5.5	96	96.6%
Hinds County	1,816	+ 5.5%	94.4%	4.7%	6.6	104	95.1%
39041	3	- 50.0%	66.7%	0.0%	3.0	89	97.5%
39056	393	+ 5.6%	93.1%	6.6%	3.5	94	96.6%
39066	8	0.0%	100.0%	0.0%	4.0	115	93.5%
39154	56	+ 16.7%	94.6%	0.0%	8.2	101	94.4%
39170	83	+ 7.8%	94.0%	0.0%	9.3	113	96.0%
39174	0	--	0.0%	0.0%	0.0	0	0.0%
39175	6	0.0%	66.7%	0.0%	11.2	95	94.4%
39201	1	0.0%	100.0%	0.0%	0.0	41	96.0%
39202	35	- 23.9%	94.3%	2.9%	11.3	100	93.7%
39203	3	+ 50.0%	100.0%	0.0%	2.0	21	115.6%
39204	71	+ 6.0%	100.0%	0.0%	6.2	128	89.4%
39206	112	- 15.2%	99.1%	0.9%	7.2	84	94.3%
39209	55	0.0%	100.0%	0.0%	7.7	98	96.3%
39211	466	+ 18.6%	90.3%	9.2%	7.4	130	94.6%
39212	227	+ 5.1%	99.6%	0.4%	6.6	87	94.2%
39213	30	+ 20.0%	96.7%	0.0%	7.5	89	89.0%
39216	52	+ 26.8%	73.1%	26.9%	8.8	88	93.8%
39219	0	--	0.0%	0.0%	0.0	0	0.0%
39272	209	- 5.9%	100.0%	0.0%	5.0	95	97.4%
Madison County	1,561	0.0%	96.9%	2.6%	6.1	100	97.1%
39045	3	--	100.0%	0.0%	0.0	65	98.9%
39046	225	+ 21.0%	98.2%	0.4%	5.6	95	96.2%
39051	47	+ 17.5%	91.5%	0.0%	11.5	112	94.0%
39071	24	- 22.6%	100.0%	0.0%	11.8	130	95.0%
39110	1,016	- 0.6%	99.6%	0.2%	5.9	100	97.6%
39146	3	+ 200.0%	66.7%	0.0%	2.3	232	98.4%
39157	292	- 9.9%	86.3%	13.0%	6.4	98	96.2%
Rankin County	2,084	+ 7.6%	96.4%	2.3%	4.1	87	97.4%
39042	531	+ 1.0%	95.7%	3.0%	5.1	84	97.8%
39044	11	+ 22.2%	95.7%	3.0%	3.8	109	96.7%
39047	848	+ 9.8%	95.7%	3.0%	3.8	88	97.3%
39073	123	- 12.1%	95.7%	3.0%	4.4	76	97.9%
39094	6	+ 50.0%	95.7%	3.0%	4.0	104	83.4%

Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2015	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
39114	29	- 34.1%	96.6%	0.0%	11.0	118	95.1%
39117	19	+ 46.2%	94.7%	0.0%	5.2	73	95.6%
39145	14	- 12.5%	85.7%	0.0%	5.5	133	94.4%
39151	1	--	100.0%	0.0%	2.0	26	84.2%
39161	1	0.0%	100.0%	0.0%	0.0	78	86.1%
39167	0	--	0.0%	0.0%	0.0	0	0.0%
39208	380	+ 12.8%	97.1%	1.1%	3.0	82	97.1%
39218	65	+ 44.4%	98.5%	0.0%	2.8	92	97.8%
39232	114	+ 20.0%	99.1%	0.9%	4.4	117	97.5%
Simpson County	73	- 12.0%	91.8%	1.4%	15.5	148	93.5%
39044	11	+ 22.2%	90.9%	0.0%	3.8	109	96.7%
39062	1	0.0%	100.0%	0.0%	2.0	95	90.1%
39073	123	- 12.1%	95.1%	0.0%	4.4	76	97.9%
39082	4	+ 100.0%	100.0%	0.0%	2.3	114	98.0%
39111	27	+ 3.8%	92.6%	3.7%	20.4	161	91.2%
39114	29	- 34.1%	96.6%	0.0%	11.0	118	95.1%
39119	3	0.0%	100.0%	0.0%	5.0	256	100.7%
39140	3	+ 200.0%	66.7%	0.0%	3.0	146	106.0%
39149	4	+ 300.0%	100.0%	0.0%	0.5	310	90.8%
Scott County	60	+ 50.0%	88.3%	0.0%	3.4	92	93.0%
39057	1	--	100.0%	0.0%	0.0	28	93.3%
39074	39	+ 50.0%	87.2%	0.0%	4.0	94	92.5%
39080	0	--	0.0%	0.0%	0.0	0	0.0%
39087	0	--	0.0%	0.0%	0.0	0	0.0%
39092	3	+ 200.0%	100.0%	0.0%	0.0	27	87.1%
39094	6	+ 50.0%	66.7%	0.0%	4.0	104	83.4%
39098	0	--	0.0%	0.0%	0.0	0	0.0%
39117	19	+ 46.2%	94.7%	0.0%	5.2	73	95.6%
39145	14	- 12.5%	85.7%	0.0%	5.5	133	94.4%
39152	3	+ 200.0%	100.0%	0.0%	2.0	210	93.3%
39189	3	- 66.7%	100.0%	0.0%	4.0	208	95.8%
39359	1	0.0%	100.0%	0.0%	0.0	230	90.9%
Yazoo County	66	+ 29.4%	97.0%	1.5%	6.5	140	93.5%
38922	0	--	0.0%	0.0%	0.0	0	0.0%
38948	0	--	0.0%	0.0%	0.0	0	0.0%
39039	7	0.0%	85.7%	0.0%	1.7	132	88.6%

Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2015	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
39040	12	+ 100.0%	100.0%	0.0%	1.5	70	91.3%
39162	1	--	100.0%	0.0%	1.0	46	100.0%
39179	0	--	0.0%	0.0%	0.0	0	0.0%
39194	45	+ 21.6%	97.8%	2.2%	7.7	158	94.7%
Copiah County	67	+ 17.5%	97.0%	0.0%	11.2	141	92.7%
39059	47	+ 30.6%	97.9%	0.0%	9.7	129	91.6%
39078	0	--	0.0%	0.0%	0.0	0	0.0%
39083	20	+ 17.6%	95.0%	0.0%	10.0	170	94.6%
39086	1	--	100.0%	0.0%	0.0	183	91.7%
39175	6	0.0%	66.7%	0.0%	11.2	95	94.4%
39191	3	0.0%	100.0%	0.0%	2.0	56	93.2%
Leake County	56	+ 9.8%	92.9%	0.0%	12.2	121	93.1%
39051	47	+ 17.5%	91.5%	0.0%	12.0	112	94.0%
39090	20	+ 42.9%	95.0%	0.0%	9.5	124	90.9%
39094	6	+ 50.0%	66.7%	0.0%	4.0	104	83.4%
39109	0	--	0.0%	0.0%	0.0	0	0.0%
39160	1	--	100.0%	0.0%	3.0	311	94.1%
39171	0	--	0.0%	0.0%	0.0	0	0.0%
39189	3	- 66.7%	100.0%	0.0%	4.0	208	95.8%
39350	7	+ 250.0%	85.7%	0.0%	8.6	141	91.5%
39359	1	0.0%	100.0%	0.0%	0.0	230	90.9%
Attala County	22	+ 57.1%	90.9%	0.0%	9.5	130	89.5%
38641	0	--	0.0%	0.0%	0.0	0	0.0%
39067	1	0.0%	100.0%	0.0%	0.0	80	73.7%
39090	20	+ 42.9%	95.0%	0.0%	9.5	124	90.9%
39108	1	--	0.0%	0.0%	0.0	56	78.4%
39160	1	--	100.0%	0.0%	3.0	311	94.1%
39192	0	--	0.0%	0.0%	0.0	0	0.0%
Holmes County	15	+ 150.0%	80.0%	0.0%	18.6	128	83.0%
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	0	--	0.0%	0.0%	0.0	0	0.0%
39063	4	+ 100.0%	100.0%	0.0%	9.0	179	70.8%
39079	2	--	50.0%	0.0%	1.0	64	75.8%
39095	8	+ 300.0%	87.5%	0.0%	14.6	101	89.8%
39146	3	+ 200.0%	66.7%	0.0%	2.3	232	98.4%
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

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
10-County Area	\$142,400	\$147,000	\$154,000	\$165,000	\$167,000	+ 1.2%	+ 17.3%
3-County Area	\$145,900	\$153,000	\$158,500	\$168,000	\$172,000	+ 2.4%	+ 17.9%
Hinds County	\$87,500	\$89,950	\$107,000	\$117,500	\$124,000	+ 5.5%	+ 41.7%
39041	\$85,250	\$79,500	\$122,000	\$142,450	\$28,000	- 80.3%	- 67.2%
39056	\$150,000	\$145,500	\$160,000	\$145,000	\$159,900	+ 10.3%	+ 6.6%
39066	\$90,000	\$80,000	\$130,750	\$137,950	\$94,950	- 31.2%	+ 5.5%
39154	\$175,000	\$162,500	\$145,000	\$157,400	\$172,750	+ 9.8%	- 1.3%
39170	\$160,000	\$169,000	\$150,000	\$198,900	\$164,000	- 17.5%	+ 2.5%
39174	\$0	\$0	\$0	\$0	\$0	--	--
39175	\$57,000	\$171,750	\$82,500	\$79,450	\$58,500	- 26.4%	+ 2.6%
39201	\$0	\$45,000	\$17,275	\$140,900	\$120,000	- 14.8%	--
39202	\$175,000	\$169,000	\$163,750	\$181,625	\$176,000	- 3.1%	+ 0.6%
39203	\$7,613	\$7,750	\$5,000	\$10,100	\$8,500	- 15.8%	+ 11.7%
39204	\$10,838	\$13,000	\$15,250	\$15,915	\$19,950	+ 25.4%	+ 84.1%
39206	\$27,500	\$36,260	\$56,000	\$45,500	\$53,500	+ 17.6%	+ 94.5%
39209	\$12,000	\$11,000	\$12,580	\$14,000	\$18,500	+ 32.1%	+ 54.2%
39211	\$126,500	\$135,000	\$138,000	\$137,000	\$137,950	+ 0.7%	+ 9.1%
39212	\$22,000	\$28,500	\$31,000	\$37,000	\$42,050	+ 13.6%	+ 91.1%
39213	\$18,333	\$14,700	\$16,800	\$29,000	\$29,000	0.0%	+ 58.2%
39216	\$140,000	\$151,250	\$175,500	\$175,000	\$186,178	+ 6.4%	+ 33.0%
39219	\$0	\$0	\$17,000	\$0	\$0	--	--
39272	\$115,500	\$112,000	\$112,000	\$119,700	\$126,500	+ 5.7%	+ 9.5%
Madison County	\$208,750	\$212,750	\$222,000	\$230,200	\$233,000	+ 1.2%	+ 11.6%
39045	\$14,900	\$0	\$225,250	\$0	\$165,000	--	+ 1,007.4%
39046	\$162,250	\$174,700	\$177,000	\$181,500	\$187,000	+ 3.0%	+ 15.3%
39051	\$100,000	\$82,500	\$79,900	\$85,000	\$95,000	+ 11.8%	- 5.0%
39071	\$127,500	\$147,000	\$192,000	\$189,000	\$262,500	+ 38.9%	+ 105.9%
39110	\$236,665	\$235,000	\$238,000	\$252,500	\$260,000	+ 3.0%	+ 9.9%
39146	\$87,250	\$33,330	\$68,257	\$41,000	\$300,000	+ 631.7%	+ 243.8%
39157	\$157,250	\$174,500	\$175,300	\$178,650	\$182,750	+ 2.3%	+ 16.2%
Rankin County	\$150,950	\$154,900	\$157,500	\$165,000	\$169,900	+ 3.0%	+ 12.6%
39042	\$159,900	\$164,900	\$169,500	\$175,950	\$184,500	+ 4.9%	+ 15.4%
39044	\$77,500	\$39,250	\$62,000	\$147,000	\$166,000	+ 12.9%	+ 114.2%
39047	\$166,500	\$161,500	\$163,000	\$173,000	\$177,000	+ 2.3%	+ 6.3%
39073	\$144,000	\$141,000	\$145,000	\$155,000	\$163,500	+ 5.5%	+ 13.5%
39094	\$57,000	\$51,000	\$181,000	\$157,000	\$52,250	- 66.7%	- 8.3%

Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
39114	\$82,450	\$63,500	\$93,500	\$90,000	\$150,750	+ 67.5%	+ 82.8%
39117	\$85,000	\$87,000	\$104,900	\$69,000	\$142,000	+ 105.8%	+ 67.1%
39145	\$109,100	\$115,025	\$134,000	\$88,250	\$80,250	- 9.1%	- 26.4%
39151	\$58,950	\$0	\$145,000	\$0	\$89,250	--	+ 51.4%
39161	\$170,000	\$55,000	\$0	\$120,000	\$99,000	- 17.5%	- 41.8%
39167	\$0	\$27,000	\$151,200	\$0	\$0	--	--
39208	\$116,500	\$115,000	\$125,000	\$124,000	\$130,000	+ 4.8%	+ 11.6%
39218	\$118,000	\$107,000	\$124,000	\$140,000	\$140,000	0.0%	+ 18.6%
39232	\$186,500	\$181,750	\$199,000	\$195,000	\$201,000	+ 3.1%	+ 7.8%
Simpson County	\$77,500	\$78,000	\$80,000	\$90,000	\$124,000	+ 37.8%	+ 60.0%
39044	\$77,500	\$39,250	\$62,000	\$147,000	\$166,000	+ 12.9%	+ 114.2%
39062	\$32,000	\$47,500	\$25,000	\$63,000	\$135,000	+ 114.3%	+ 321.9%
39073	\$144,000	\$141,000	\$145,000	\$155,000	\$163,500	+ 5.5%	+ 13.5%
39082	\$186,000	\$47,250	\$74,000	\$111,500	\$150,950	+ 35.4%	- 18.8%
39111	\$81,250	\$90,000	\$103,750	\$87,525	\$98,500	+ 12.5%	+ 21.2%
39114	\$82,450	\$63,500	\$93,500	\$90,000	\$150,750	+ 67.5%	+ 82.8%
39119	\$75,000	\$105,000	\$103,847	\$129,000	\$79,000	- 38.8%	+ 5.3%
39140	\$35,000	\$26,400	\$130,000	\$31,000	\$28,514	- 8.0%	- 18.5%
39149	\$19,950	\$145,000	\$79,000	\$270,000	\$91,500	- 66.1%	+ 358.6%
Scott County	\$84,750	\$64,000	\$79,900	\$90,000	\$73,000	- 18.9%	- 13.9%
39057	\$0	\$0	\$82,450	\$0	\$56,000	--	--
39074	\$59,900	\$43,000	\$64,800	\$92,500	\$66,500	- 28.1%	+ 11.0%
39080	\$70,000	\$150,000	\$0	\$0	\$0	--	- 100.0%
39087	\$0	\$0	\$0	\$0	\$0	--	--
39092	\$68,000	\$125,000	\$0	\$70,000	\$125,000	+ 78.6%	+ 83.8%
39094	\$57,000	\$51,000	\$181,000	\$157,000	\$52,250	- 66.7%	- 8.3%
39098	\$0	\$56,000	\$0	\$0	\$0	--	--
39117	\$85,000	\$87,000	\$104,900	\$69,000	\$142,000	+ 105.8%	+ 67.1%
39145	\$109,100	\$115,025	\$134,000	\$88,250	\$80,250	- 9.1%	- 26.4%
39152	\$0	\$112,000	\$74,250	\$100,000	\$145,000	+ 45.0%	--
39189	\$84,950	\$65,000	\$40,950	\$20,000	\$105,000	+ 425.0%	+ 23.6%
39359	\$54,000	\$0	\$0	\$198,000	\$70,000	- 64.6%	+ 29.6%
Yazoo County	\$90,500	\$58,000	\$69,500	\$104,000	\$82,500	- 20.7%	- 8.8%
38922	\$0	\$25,000	\$0	\$0	\$0	--	--
38948	\$0	\$0	\$0	\$0	\$0	--	--
39039	\$152,926	\$135,000	\$182,500	\$158,800	\$79,000	- 50.3%	- 48.3%

Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
39040	\$47,125	\$68,500	\$51,000	\$94,000	\$97,500	+ 3.7%	+ 106.9%
39162	\$0	\$58,000	\$0	\$0	\$67,000	--	--
39179	\$139,000	\$119,000	\$0	\$60,000	\$0	- 100.0%	- 100.0%
39194	\$85,695	\$50,000	\$68,500	\$102,000	\$83,750	- 17.9%	- 2.3%
Copiah County	\$68,900	\$67,200	\$62,000	\$82,500	\$82,000	- 0.6%	+ 19.0%
39059	\$64,500	\$67,500	\$73,000	\$80,000	\$82,500	+ 3.1%	+ 27.9%
39078	\$43,775	\$0	\$0	\$160,000	\$0	- 100.0%	- 100.0%
39083	\$87,450	\$60,950	\$59,182	\$57,000	\$76,500	+ 34.2%	- 12.5%
39086	\$0	\$0	\$0	\$0	\$110,000	--	--
39175	\$57,000	\$171,750	\$82,500	\$79,450	\$58,500	- 26.4%	+ 2.6%
39191	\$47,250	\$54,300	\$59,900	\$170,000	\$45,000	- 73.5%	- 4.8%
Leake County	\$97,000	\$80,000	\$79,000	\$85,000	\$99,700	+ 17.3%	+ 2.8%
39051	\$100,000	\$82,500	\$79,900	\$85,000	\$95,000	+ 11.8%	- 5.0%
39090	\$38,875	\$76,750	\$50,450	\$105,300	\$86,000	- 18.3%	+ 121.2%
39094	\$57,000	\$51,000	\$181,000	\$157,000	\$52,250	- 66.7%	- 8.3%
39109	\$0	\$0	\$68,000	\$0	\$0	--	--
39160	\$6,500	\$0	\$64,000	\$0	\$160,000	--	+ 2,361.5%
39171	\$0	\$0	\$0	\$0	\$0	--	--
39189	\$84,950	\$65,000	\$40,950	\$20,000	\$105,000	+ 425.0%	+ 23.6%
39350	\$0	\$30,000	\$143,500	\$51,750	\$137,500	+ 165.7%	--
39359	\$54,000	\$0	\$0	\$198,000	\$70,000	- 64.6%	+ 29.6%
Attala County	\$35,000	\$59,750	\$61,000	\$104,500	\$84,450	- 19.2%	+ 141.3%
38641	\$0	\$0	\$15,000	\$0	\$0	--	--
39067	\$0	\$36,900	\$98,500	\$70,000	\$13,642	- 80.5%	--
39090	\$38,875	\$76,750	\$50,450	\$105,300	\$86,000	- 18.3%	+ 121.2%
39108	\$0	\$71,800	\$0	\$0	\$54,500	--	--
39160	\$6,500	\$0	\$64,000	\$0	\$160,000	--	+ 2,361.5%
39192	\$0	\$66,250	\$0	\$104,500	\$0	- 100.0%	--
Holmes County	\$60,000	\$33,330	\$28,514	\$33,750	\$30,000	- 11.1%	- 50.0%
38924	\$0	\$0	\$0	\$0	\$0	--	--
39038	\$0	\$14,550	\$234,500	\$0	\$0	--	--
39063	\$0	\$10,000	\$37,500	\$20,750	\$17,750	- 14.5%	--
39079	\$40,500	\$7,000	\$25,000	\$0	\$25,250	--	- 37.7%
39095	\$52,500	\$120,000	\$53,000	\$103,000	\$30,000	- 70.9%	- 42.9%
39146	\$87,250	\$33,330	\$68,257	\$41,000	\$300,000	+ 631.7%	+ 243.8%
39169	\$47,900	\$0	\$0	\$15,000	\$0	- 100.0%	- 100.0%
39192	\$0	\$66,250	\$0	\$104,500	\$0	- 100.0%	--