

Central Mississippi Annual Market Heartbeat

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



2019

2019 Central Mississippi Annual Market Heartbeat

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



The 2019 housing market was fueled by the overall strength of the economy across most of the country. The stock markets reached new highs throughout the year, improving the asset bases of millions of Americans. Unemployment rates fell to 50-year lows, while wages increased, creating new home buyers. Mortgage rates also declined significantly from 2018, helping to offset affordability stresses caused by continued price appreciation nationally.

With a strong economy and low mortgage rates, buyer activity has been strong. However, most markets are being constrained by inventory levels that are still below historical norms. With supply and demand continuing to favor sellers, prices continue to rise.

With 10 years having now passed since the Great Recession, the U.S. has been on the longest period of continued economic expansion on record. The housing market has been along for much of the ride and continues to benefit greatly from the overall health of the economy. However, hot economies eventually cool and with that, hot housing markets move more towards balance.

Sales: Pending sales decreased 3.6 percent, finishing 2019 at 5,906. Closed sales were down 0.3 percent to end the year at 5,817. While the strong economy and lower interest rates were significant tailwinds, inventory constraints continued to temper homebuyer activity in 2019.

Listings: Comparing 2019 to the prior year, the number of homes available for sale was lower by 9.8 percent. There were 1,719 active listings at the end of 2019. New listings decreased by 5.0 percent to finish the year at 7,455.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2019, properties with 2 bedrooms or fewer saw the largest growth at 5.7 percent. The highest percent of original list price received at sale went to properties with 3 bedrooms at 95.3 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 2.7 percent to \$190,000 for the year. Residential home prices were up 3.3 percent compared to last year, and Condominium home prices were up 6.6 percent.

List Price Received: Sellers received, on average, 96.8 percent of their original list price at sale, a year-over-year improvement of 0.1 percent.

While the Federal Reserve moved to temper the hot economy with four interest rate hikes in 2018, in 2019 they turned the heat back up, and reduced rates a total of three times during the year. The Fed's rate decreases were due in part to GDP growth in 2019 that came in notably lower than 2018, showing the Fed's alternating efforts to keep our economy at a steady simmer and not a full boil.

The housing market continues to remain healthy nationwide with price gains and limited inventory being the most common threads across markets. Tight inventory continues to constrain buyer activity in part of the country, while some areas are seeing increased seller inventory starting to improve buyers' choices. New construction activity continues to improve, but is still below levels required to fully supply the market's needs.

As we look at 2020, we see continued low mortgage rates and a healthy economy giving a great start to housing in the new year. But in election years, we sometimes see a softening of activity that may temper the market in the second half of the year.

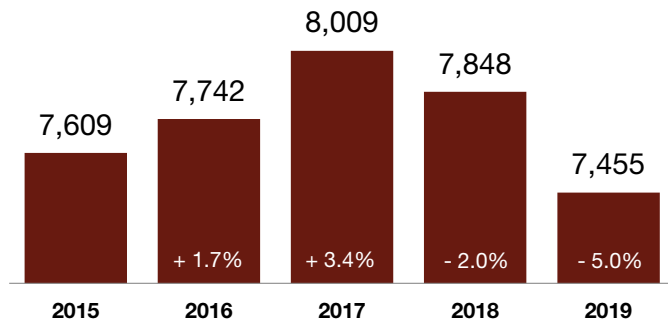
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Quick Facts

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

New Listings



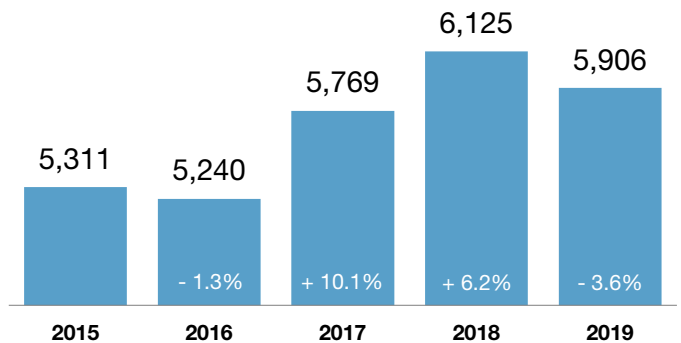
Top 5 ZIP Codes: Change in New Listings from 2018

39114	+ 58.3%
39045	+ 50.0%
39117	+ 38.5%
39204	+ 15.6%
39051	+ 11.7%

Bottom 5 ZIP Codes: Change in New Listings from 2018

39202	- 15.2%
39170	- 16.9%
39157	- 22.5%
39218	- 23.1%
39216	- 25.3%

Pending Sales



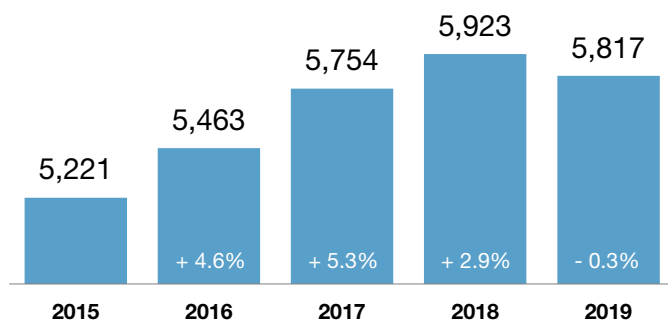
Top 5 ZIP Codes: Change in Pending Sales from 2018

39117	+ 85.7%
39051	+ 27.9%
39206	+ 19.7%
39212	+ 17.5%
39204	+ 16.1%

Bottom 5 ZIP Codes: Change in Pending Sales from 2018

39216	- 16.0%
39114	- 16.7%
39218	- 21.1%
39213	- 21.7%
39157	- 23.0%

Closed Sales



Top 5 ZIP Codes: Change in Closed Sales from 2018

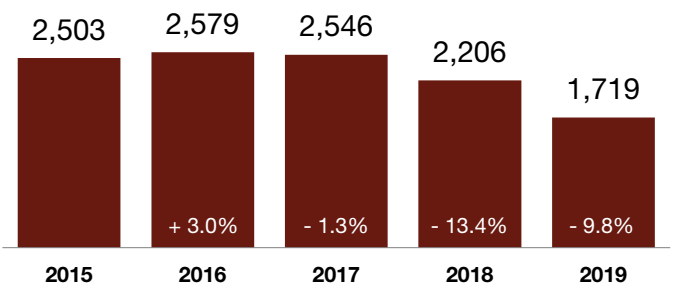
39117	+ 57.1%
39059	+ 25.6%
39204	+ 25.0%
39206	+ 23.7%
39212	+ 14.8%

Bottom 5 ZIP Codes: Change in Closed Sales from 2018

39213	- 11.4%
39216	- 14.6%
39202	- 14.8%
39157	- 15.8%
39218	- 27.1%

Inventory of Homes for Sale

At the end of the year.



Top 5 ZIP Codes: Change in Homes for Sale from 2018

39114	+ 136.4%
39042	+ 18.0%
39145	+ 14.3%
39051	+ 11.8%
39071	0.0%

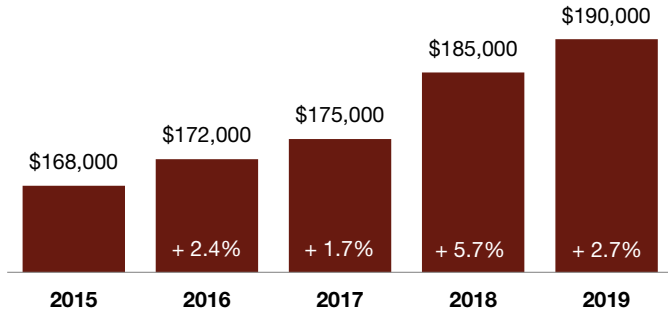
Bottom 5 ZIP Codes: Change in Homes for Sale from 2018

39218	- 33.3%
39209	- 40.0%
39154	- 46.3%
39206	- 47.9%
39202	- 57.6%

Quick Facts

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

Median Sales Price



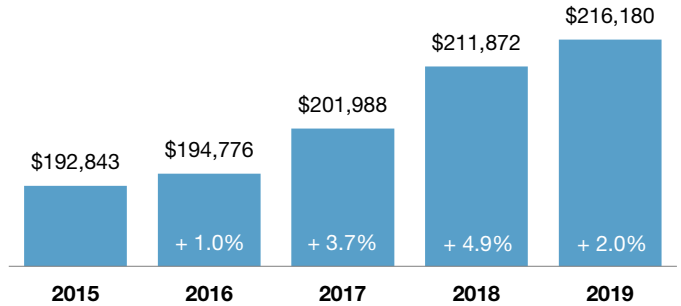
Top 5 ZIP Codes: Change in Median Sales Price from 2018

39209	+ 33.7%
39204	+ 30.8%
39216	+ 20.5%
39145	+ 19.1%
39232	+ 16.0%

Bottom 5 ZIP Codes: Change in Median Sales Price from 2018

39213	- 6.9%
39202	- 7.6%
39206	- 11.4%
39059	- 19.7%
39117	- 35.9%

Average Sales Price



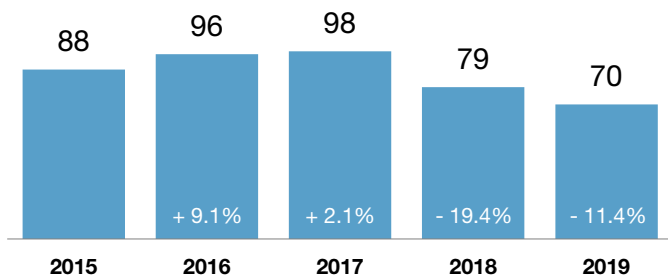
Top 5 ZIP Codes: Change in Avg. Sales Price from 2018

39216	+ 39.9%
39213	+ 36.7%
39204	+ 33.3%
39212	+ 13.7%
39211	+ 13.0%

Bottom 5 ZIP Codes: Change in Avg. Sales Price from 2018

39209	- 6.4%
39206	- 8.2%
39051	- 13.9%
39117	- 16.1%
39059	- 17.8%

Days on Market Until Sale



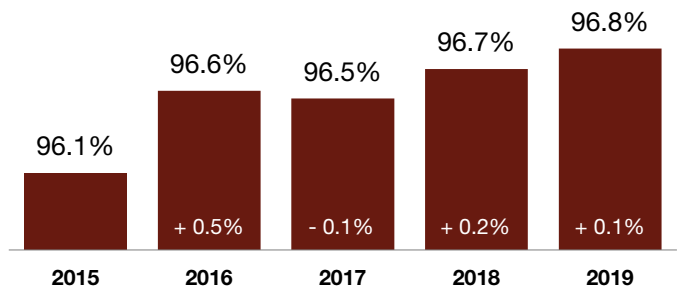
Top 5 ZIP Codes: Change in Days on Market from 2018

39213	+ 30.5%
39209	+ 17.2%
39059	+ 13.7%
39157	+ 13.3%
39216	+ 11.8%

Bottom 5 ZIP Codes: Change in Days on Market from 2018

39042	- 26.4%
39202	- 26.5%
39154	- 32.5%
39114	- 35.8%
39145	- 37.2%

Percent of List Price Received



Top 5 ZIP Codes: Change in Pct. of List Price Received from 2018

39145	+ 3.9%
39212	+ 3.0%
39059	+ 2.0%
39202	+ 1.3%
39051	+ 1.3%

Bottom 5 ZIP Codes: Change in Pct. of List Price Received from 2018

39117	- 2.2%
39204	- 2.4%
39206	- 2.8%
39209	- 5.0%
39213	- 8.8%

Price Range Review

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

\$80,001 to \$120,000

Price Range with Shortest Average Market Time

\$250,001 and Above

Price Range with Longest Average Market Time

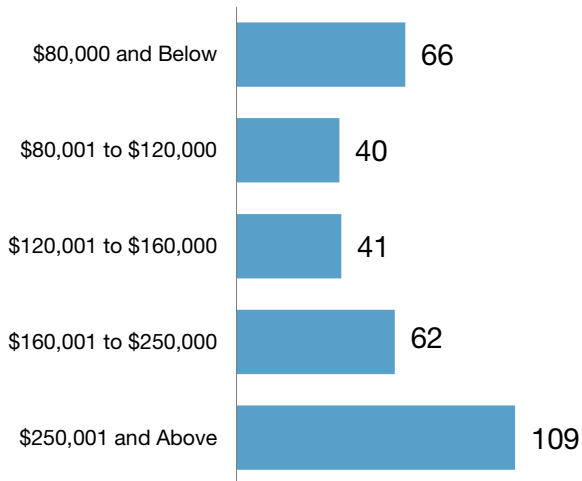
12.9%

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

- 30.3%

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

+ 3.5%

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

\$80,001 to \$120,000

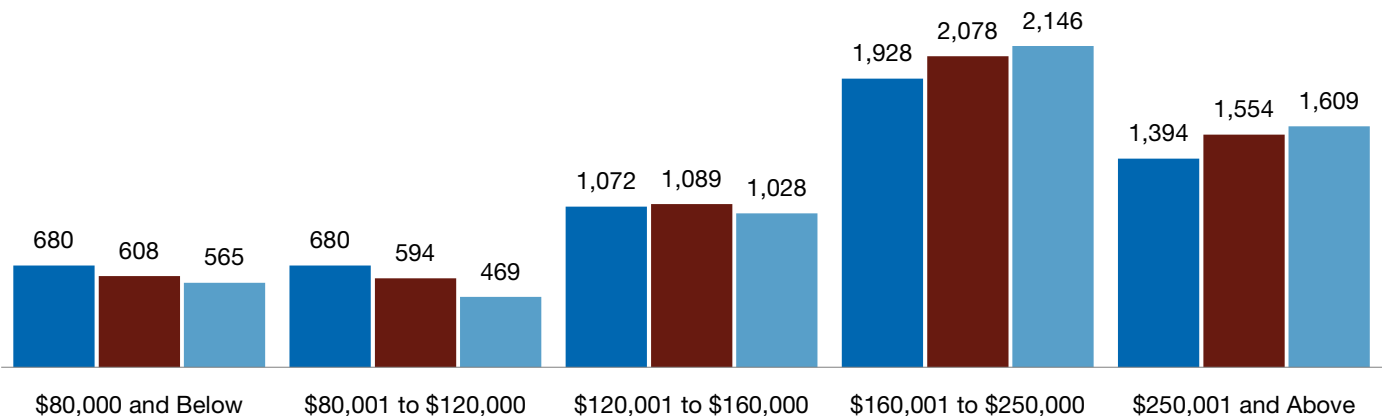
Price Range with the Fewest Closed Sales

- 21.0%

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

Closed Sales by Price Range

■ 2017 ■ 2018 ■ 2019



Property Type Review

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

70

Average Days on Market
Residential

74

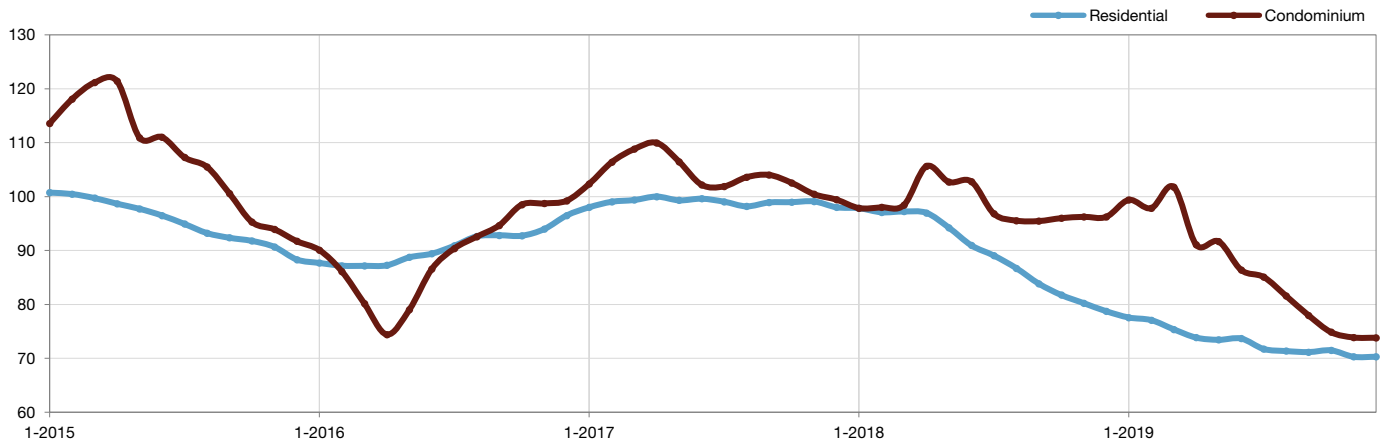
Average Days on Market
Condominium

Days on Market Until Sale

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

Top ZIP Codes: Condominium Market Share in 2019

39216	17.1%
39157	14.0%
39211	13.1%
39206	8.2%
39202	6.5%
39056	5.9%



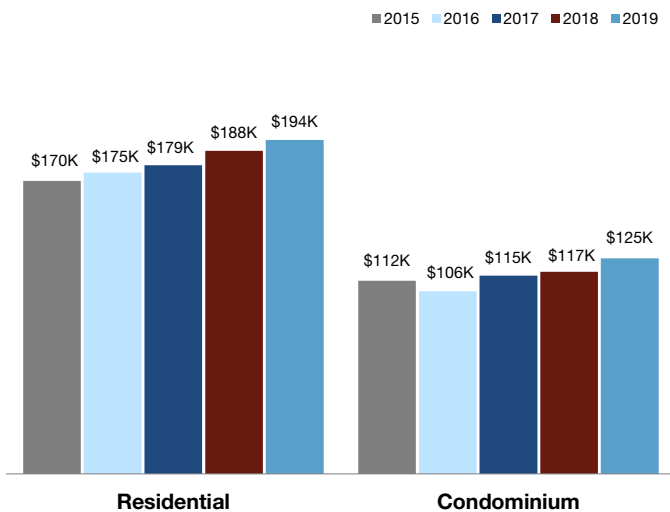
+ 3.3%

One-Year Change in Price
Residential

+ 6.6%

One-Year Change in Price
Condominium

Median Sales Price



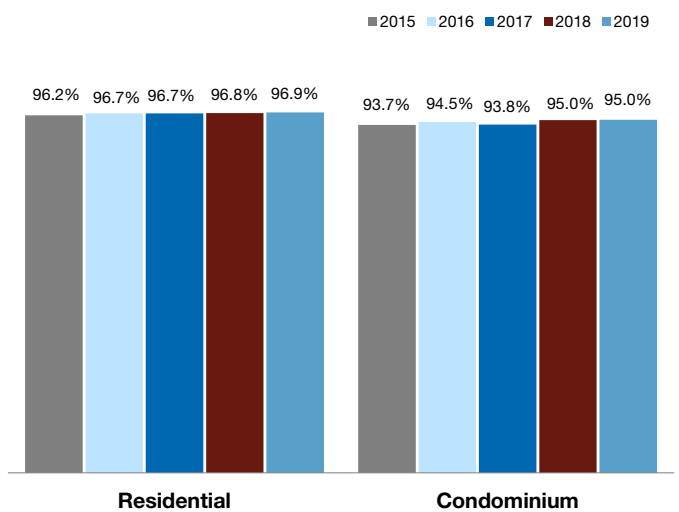
96.9%

Pct. of List Price Received
Residential

95.0%

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

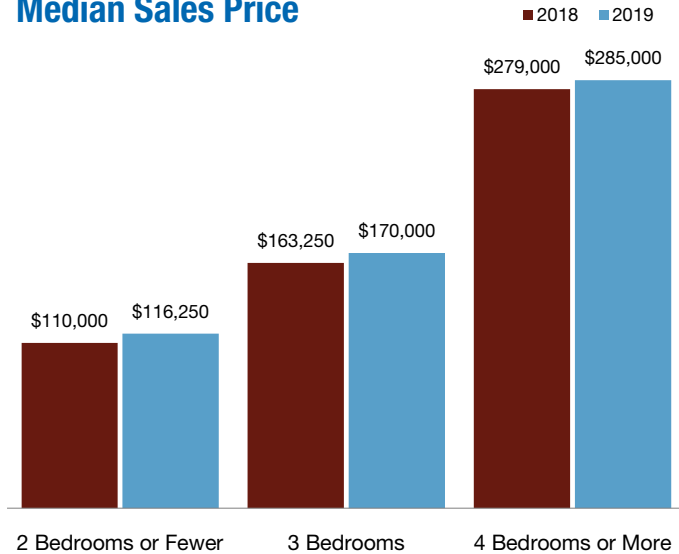
+ 5.7%

Growth in Median Sales Price
2 Bedrooms or Fewer

+ 4.1%

Growth in Median Sales Price
3 Bedrooms

Median Sales Price



Top ZIP Codes: 4 Bedrooms or More Market Share in 2019

39079	100.0%
39146	66.7%
39151	66.7%
39110	56.7%
39071	47.2%
39232	44.1%
39211	43.8%
39154	39.1%
39213	38.5%
39213	38.5%
39056	37.7%
39145	37.5%
39117	36.4%
39170	36.0%
39042	35.7%
39047	34.7%
39204	33.8%

96.8%

Percent of List Price Received
in 2019 for
All Properties

94.6%

Percent of List Price Received
in 2019 for
2 Bedrooms or Fewer

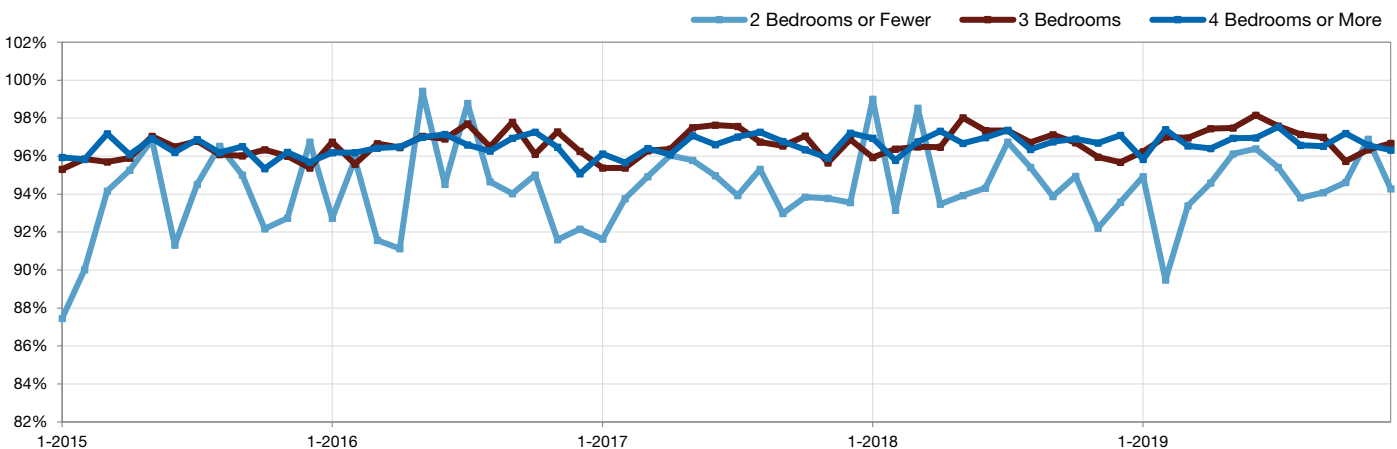
97.1%

Percent of List Price Received
in 2019 for
3 Bedrooms

96.8%

Percent of List Price Received
in 2019 for
4 Bedrooms or More

Percent of List Price Received



Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2018	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
10-County Area	6,172	- 1.0%	95.4%	3.4%	3.8	71	96.7%
3-County Area	5,817	- 1.8%	95.5%	3.6%	3.5	70	96.8%
Hinds County	1,871	+ 1.4%	93.7%	5.6%	4.0	72	95.2%
39041	12	+ 300.0%	83.3%	0.0%	1.5	66	93.3%
39056	355	- 4.3%	93.8%	5.9%	3.3	61	97.1%
39059	49	+ 25.6%	93.9%	0.0%	7.0	108	93.8%
39066	3	- 62.5%	100.0%	0.0%	8.0	170	94.2%
39071	36	0.0%	100.0%	0.0%	5.5	97	95.4%
39154	69	- 5.5%	92.8%	0.0%	3.5	77	97.0%
39170	100	- 5.7%	99.0%	0.0%	4.3	85	97.3%
39175	7	- 22.2%	100.0%	0.0%	3.5	185	90.9%
39201	0	--	0.0%	0.0%	0.0	0	0.0%
39202	46	- 14.8%	93.5%	6.5%	3.2	83	94.5%
39203	4	- 50.0%	100.0%	0.0%	3.0	111	90.3%
39204	65	+ 25.0%	100.0%	0.0%	9.0	72	87.0%
39206	146	+ 23.7%	91.8%	8.2%	2.9	77	92.7%
39209	61	- 1.6%	98.4%	0.0%	5.1	68	91.9%
39211	457	- 0.7%	86.9%	13.1%	4.1	87	95.1%
39212	225	+ 14.8%	99.1%	0.4%	4.9	63	95.5%
39213	39	- 11.4%	100.0%	0.0%	5.8	77	84.5%
39216	41	- 14.6%	82.9%	17.1%	7.4	104	91.8%
39272	239	+ 3.0%	99.2%	0.4%	2.1	43	97.9%
Madison County	1,660	- 4.9%	96.7%	3.1%	4.2	83	97.3%
39045	0	--	0.0%	0.0%	0.0	0	0.0%
39046	262	+ 5.6%	99.2%	0.0%	3.7	82	97.5%
39051	52	+ 13.0%	92.3%	0.0%	8.3	89	95.9%
39071	36	0.0%	100.0%	0.0%	5.5	97	95.4%
39079	1	0.0%	100.0%	0.0%	0.0	12	100.0%
39110	1,068	- 3.9%	99.0%	0.9%	4.2	79	97.7%
39146	3	0.0%	100.0%	0.0%	1.0	149	96.1%
39157	293	- 15.8%	86.0%	14.0%	3.9	94	96.1%
39209	61	- 1.6%	98.4%	0.0%	5.1	68	91.9%
39213	39	- 11.4%	100.0%	0.0%	5.8	77	84.5%
Rankin County	2,286	- 2.0%	96.2%	2.4%	2.6	60	97.8%
39042	607	- 1.6%	95.2%	3.0%	3.0	53	98.3%
39044	7	- 61.1%	71.4%	0.0%	6.4	40	106.3%
39047	890	- 7.2%	96.5%	2.9%	2.5	68	97.9%
39073	151	- 3.8%	94.7%	0.0%	3.2	66	96.4%
39094	7	0.0%	85.7%	0.0%	7.0	48	95.5%
39114	29	+ 7.4%	100.0%	0.0%	10.4	68	96.0%
39117	22	+ 57.1%	81.8%	0.0%	4.2	87	92.0%
39145	24	0.0%	79.2%	0.0%	3.0	71	95.8%
39208	435	+ 13.0%	97.5%	1.6%	1.7	46	97.6%
39218	43	- 27.1%	97.7%	0.0%	1.6	38	97.0%
39232	127	0.0%	97.6%	2.4%	3.3	82	98.1%
Simpson County	73	- 13.1%	93.2%	0.0%	13.1	90	95.7%
39044	7	- 61.1%	71.4%	0.0%	6.4	40	106.3%
39062	1	0.0%	100.0%	0.0%	1.0	50	102.1%
39082	3	+ 50.0%	66.7%	0.0%	4.0	299	85.3%
39111	32	- 3.0%	93.8%	0.0%	12.2	93	94.3%
39114	29	+ 7.4%	100.0%	0.0%	10.4	68	96.0%
39119	6	- 14.3%	100.0%	0.0%	6.0	149	94.4%
39149	1	0.0%	100.0%	0.0%	1.0	234	89.9%

Area Overviews

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	Total Closed Sales	Change from 2018	Percent Residential	Percent Condominium	Months Supply of Inventory	Days on Market	Pct. of List Price Received
Scott County	50	+ 31.6%	84.0%	0.0%	5.4	55	94.6%
39057	2	+ 100.0%	50.0%	0.0%	0.0	44	88.8%
39074	27	+ 17.4%	92.6%	0.0%	5.0	47	96.8%
39092	1	- 50.0%	100.0%	0.0%	2.0	96	92.9%
39094	7	0.0%	85.7%	0.0%	7.0	48	95.5%
39117	22	+ 57.1%	81.8%	0.0%	4.2	87	92.0%
39145	24	0.0%	79.2%	0.0%	3.0	71	95.8%
39152	1	--	100.0%	0.0%	1.0	8	100.0%
39189	5	- 37.5%	80.0%	0.0%	6.9	109	95.6%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
Yazoo County	75	+ 66.7%	98.7%	0.0%	7.6	77	95.5%
39039	7	+ 133.3%	100.0%	0.0%	4.8	138	93.8%
39040	11	+ 83.3%	100.0%	0.0%	1.9	92	95.4%
39095	49	+ 25.6%	93.9%	0.0%	7.0	108	93.8%
39146	3	0.0%	100.0%	0.0%	1.0	149	96.1%
39162	0	--	0.0%	0.0%	0.0	0	0.0%
39179	3	+ 50.0%	66.7%	0.0%	1.0	143	94.1%
39194	55	+ 66.7%	100.0%	0.0%	7.8	67	95.7%
Copiah County	68	+ 3.0%	94.1%	0.0%	10.0	111	93.6%
39059	49	+ 25.6%	93.9%	0.0%	7.0	108	93.8%
39078	2	+ 100.0%	100.0%	0.0%	0.5	12	117.4%
39083	14	- 26.3%	92.9%	0.0%	12.2	120	89.9%
39086	1	--	100.0%	0.0%	0.0	361	94.1%
39175	7	- 22.2%	100.0%	0.0%	3.5	185	90.9%
39191	5	- 44.4%	60.0%	0.0%	6.0	111	89.8%
Leake County	59	+ 3.5%	93.2%	0.0%	9.5	92	95.8%
39051	52	+ 13.0%	92.3%	0.0%	8.3	89	95.9%
39090	10	+ 25.0%	100.0%	0.0%	5.8	112	90.9%
39094	7	0.0%	85.7%	0.0%	7.0	48	95.5%
39109	0	--	0.0%	0.0%	0.0	0	0.0%
39189	5	- 37.5%	80.0%	0.0%	6.9	109	95.6%
39350	4	- 33.3%	75.0%	0.0%	4.5	88	96.5%
39359	0	--	0.0%	0.0%	0.0	0	0.0%
Attala County	9	+ 28.6%	100.0%	0.0%	4.9	101	91.2%
39051	52	+ 13.0%	92.3%	0.0%	8.3	89	95.9%
39067	0	--	0.0%	0.0%	0.0	0	0.0%
39090	10	+ 25.0%	100.0%	0.0%	5.8	112	90.9%
39108	0	--	0.0%	0.0%	0.0	0	0.0%
39160	1	0.0%	100.0%	0.0%	1.0	31	97.4%
39192	1	--	100.0%	0.0%	2.0	7	92.1%
Holmes County	21	+ 75.0%	100.0%	0.0%	8.2	104	89.0%
38924	0	--	0.0%	0.0%	0.0	0	0.0%
39038	1	0.0%	100.0%	0.0%	0.0	110	83.3%
39063	9	+ 125.0%	100.0%	0.0%	5.6	90	88.6%
39079	1	0.0%	100.0%	0.0%	0.0	12	100.0%
39095	9	+ 50.0%	100.0%	0.0%	8.8	151	87.7%
39146	3	0.0%	100.0%	0.0%	1.0	149	96.1%
39169	0	--	0.0%	0.0%	0.0	0	0.0%
39192	1	--	100.0%	0.0%	2.0	7	92.1%

Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
10-County Area	\$165,000	\$167,000	\$172,000	\$181,250	\$186,400	+ 2.8%	+ 13.0%
3-County Area	\$168,000	\$172,000	\$175,000	\$185,000	\$190,000	+ 2.7%	+ 13.1%
Hinds County	\$117,900	\$124,000	\$128,000	\$135,000	\$142,000	+ 5.2%	+ 20.4%
39041	\$142,450	\$28,000	\$144,250	\$231,000	\$73,500	- 68.2%	- 48.4%
39056	\$145,000	\$159,900	\$159,900	\$167,900	\$175,500	+ 4.5%	+ 21.0%
39059	\$80,000	\$82,500	\$122,000	\$120,800	\$97,000	- 19.7%	+ 21.3%
39066	\$137,950	\$94,950	\$55,600	\$74,500	\$158,400	+ 112.6%	+ 14.8%
39071	\$189,000	\$262,500	\$260,000	\$262,500	\$247,750	- 5.6%	+ 31.1%
39154	\$157,400	\$172,750	\$169,000	\$175,000	\$184,000	+ 5.1%	+ 16.9%
39170	\$198,900	\$164,000	\$187,677	\$179,400	\$189,900	+ 5.9%	- 4.5%
39175	\$79,450	\$58,500	\$85,000	\$135,500	\$115,000	- 15.1%	+ 44.7%
39201	\$140,900	\$120,000	\$0	\$0	\$0	--	- 100.0%
39202	\$181,625	\$174,166	\$190,000	\$185,000	\$170,964	- 7.6%	- 5.9%
39203	\$10,100	\$8,500	\$24,200	\$13,000	\$15,750	+ 21.2%	+ 55.9%
39204	\$15,915	\$20,000	\$23,450	\$19,500	\$25,500	+ 30.8%	+ 60.2%
39206	\$45,500	\$53,500	\$75,000	\$88,000	\$78,000	- 11.4%	+ 71.4%
39209	\$14,000	\$18,500	\$25,500	\$20,500	\$27,400	+ 33.7%	+ 95.7%
39211	\$137,000	\$137,950	\$135,000	\$144,500	\$166,000	+ 14.9%	+ 21.2%
39212	\$37,000	\$42,050	\$57,000	\$63,000	\$70,500	+ 11.9%	+ 90.5%
39213	\$29,000	\$29,000	\$30,000	\$29,000	\$27,000	- 6.9%	- 6.9%
39216	\$175,000	\$186,178	\$176,000	\$166,000	\$200,000	+ 20.5%	+ 14.3%
39272	\$119,700	\$126,500	\$130,000	\$132,000	\$141,500	+ 7.2%	+ 18.2%
Madison County	\$230,200	\$233,000	\$239,250	\$248,000	\$248,000	0.0%	+ 7.7%
39045	\$0	\$165,000	\$0	\$45,000	\$0	- 100.0%	--
39046	\$181,500	\$187,000	\$191,500	\$202,000	\$219,700	+ 8.8%	+ 21.0%
39051	\$85,000	\$95,000	\$88,750	\$113,000	\$109,750	- 2.9%	+ 29.1%
39071	\$189,000	\$262,500	\$260,000	\$262,500	\$247,750	- 5.6%	+ 31.1%
39079	\$0	\$25,250	\$52,000	\$51,000	\$99,500	+ 95.1%	--
39110	\$252,800	\$260,000	\$267,500	\$282,500	\$275,000	- 2.7%	+ 8.8%
39146	\$41,000	\$300,000	\$140,000	\$220,000	\$127,000	- 42.3%	+ 209.8%
39157	\$178,650	\$182,500	\$179,650	\$194,500	\$195,000	+ 0.3%	+ 9.2%
39209	\$14,000	\$18,500	\$25,500	\$20,500	\$27,400	+ 33.7%	+ 95.7%
39213	\$29,000	\$29,000	\$30,000	\$29,000	\$27,000	- 6.9%	- 6.9%
Rankin County	\$165,000	\$169,900	\$173,900	\$182,900	\$189,000	+ 3.3%	+ 14.5%
39042	\$175,950	\$184,500	\$190,000	\$192,500	\$199,999	+ 3.9%	+ 13.7%
39044	\$147,000	\$166,000	\$86,750	\$151,000	\$110,000	- 27.2%	- 25.2%
39047	\$173,000	\$177,000	\$182,000	\$195,000	\$200,000	+ 2.6%	+ 15.6%
39073	\$155,000	\$163,500	\$168,000	\$164,000	\$170,000	+ 3.7%	+ 9.7%
39094	\$157,000	\$52,250	\$127,000	\$95,750	\$119,000	+ 24.3%	- 24.2%
39114	\$90,000	\$150,750	\$130,500	\$128,725	\$140,000	+ 8.8%	+ 55.6%
39117	\$69,000	\$142,000	\$135,000	\$140,500	\$90,000	- 35.9%	+ 30.4%
39145	\$88,250	\$80,250	\$168,500	\$141,000	\$168,000	+ 19.1%	+ 90.4%
39208	\$124,000	\$130,000	\$134,000	\$140,000	\$142,000	+ 1.4%	+ 14.5%
39218	\$140,000	\$140,000	\$155,000	\$153,000	\$150,000	- 2.0%	+ 7.1%
39232	\$195,000	\$201,000	\$224,000	\$218,900	\$254,000	+ 16.0%	+ 30.3%
Simpson County	\$90,000	\$124,000	\$110,000	\$118,000	\$125,000	+ 5.9%	+ 38.9%
39044	\$147,000	\$166,000	\$86,750	\$151,000	\$110,000	- 27.2%	- 25.2%
39062	\$63,000	\$135,000	\$24,900	\$17,500	\$96,500	+ 451.4%	+ 53.2%
39082	\$111,500	\$150,950	\$124,250	\$116,500	\$85,000	- 27.0%	- 23.8%
39111	\$87,525	\$98,500	\$115,000	\$99,500	\$129,950	+ 30.6%	+ 48.5%
39114	\$90,000	\$150,750	\$130,500	\$128,725	\$140,000	+ 8.8%	+ 55.6%
39119	\$129,000	\$79,000	\$100,000	\$115,000	\$105,950	- 7.9%	- 17.9%
39149	\$270,000	\$91,500	\$0	\$200,000	\$382,000	+ 91.0%	+ 41.5%

Area Historical Median Prices

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Scott County	\$90,000	\$73,000	\$100,000	\$128,750	\$73,750	- 42.7%	- 18.1%
39057	\$0	\$56,000	\$0	\$70,000	\$162,500	+ 132.1%	--
39074	\$92,500	\$66,500	\$81,000	\$129,000	\$57,900	- 55.1%	- 37.4%
39092	\$70,000	\$125,000	\$38,000	\$22,000	\$25,000	+ 13.6%	- 64.3%
39094	\$157,000	\$52,250	\$127,000	\$95,750	\$119,000	+ 24.3%	- 24.2%
39117	\$69,000	\$142,000	\$135,000	\$140,500	\$90,000	- 35.9%	+ 30.4%
39145	\$88,250	\$80,250	\$168,500	\$141,000	\$168,000	+ 19.1%	+ 90.4%
39152	\$100,000	\$145,000	\$87,250	\$0	\$173,460	--	+ 73.5%
39189	\$20,000	\$105,000	\$68,250	\$32,000	\$65,000	+ 103.1%	+ 225.0%
39359	\$198,000	\$70,000	\$0	\$0	\$0	--	- 100.0%
Yazoo County	\$104,000	\$82,500	\$89,000	\$112,750	\$88,500	- 21.5%	- 14.9%
39039	\$158,800	\$79,000	\$118,000	\$103,500	\$178,000	+ 72.0%	+ 12.1%
39040	\$94,000	\$97,500	\$134,000	\$108,175	\$144,000	+ 33.1%	+ 53.2%
39095	\$80,000	\$82,500	\$122,000	\$120,800	\$97,000	- 19.7%	+ 21.3%
39146	\$41,000	\$300,000	\$140,000	\$220,000	\$127,000	- 42.3%	+ 209.8%
39162	\$0	\$67,000	\$0	\$0	\$0	--	--
39179	\$60,000	\$0	\$915,000	\$472,500	\$23,000	- 95.1%	- 61.7%
39194	\$102,000	\$83,750	\$76,750	\$112,750	\$70,000	- 37.9%	- 31.4%
Copiah County	\$82,500	\$82,000	\$105,000	\$104,000	\$95,000	- 8.7%	+ 15.2%
39059	\$80,000	\$82,500	\$122,000	\$120,800	\$97,000	- 19.7%	+ 21.3%
39078	\$160,000	\$0	\$73,000	\$78,000	\$66,100	- 15.3%	- 58.7%
39083	\$57,000	\$76,500	\$82,000	\$85,000	\$70,000	- 17.6%	+ 22.8%
39086	\$0	\$110,000	\$356,000	\$0	\$160,000	--	--
39175	\$79,450	\$58,500	\$85,000	\$135,500	\$115,000	- 15.1%	+ 44.7%
39191	\$170,000	\$45,000	\$87,500	\$150,000	\$73,000	- 51.3%	- 57.1%
Leake County	\$85,000	\$99,700	\$98,000	\$100,200	\$109,500	+ 9.3%	+ 28.8%
39051	\$85,000	\$95,000	\$88,750	\$113,000	\$109,750	- 2.9%	+ 29.1%
39090	\$105,300	\$86,000	\$115,000	\$62,450	\$51,250	- 17.9%	- 51.3%
39094	\$157,000	\$52,250	\$127,000	\$95,750	\$119,000	+ 24.3%	- 24.2%
39109	\$0	\$0	\$0	\$0	\$0	--	--
39189	\$20,000	\$105,000	\$68,250	\$32,000	\$65,000	+ 103.1%	+ 225.0%
39350	\$51,750	\$137,500	\$105,000	\$49,000	\$144,000	+ 193.9%	+ 178.3%
39359	\$198,000	\$70,000	\$0	\$0	\$0	--	- 100.0%
Attala County	\$104,500	\$84,450	\$125,000	\$64,900	\$47,500	- 26.8%	- 54.5%
39051	\$85,000	\$95,000	\$88,750	\$113,000	\$109,750	- 2.9%	+ 29.1%
39067	\$70,000	\$13,642	\$0	\$0	\$0	--	- 100.0%
39090	\$105,300	\$86,000	\$115,000	\$62,450	\$51,250	- 17.9%	- 51.3%
39108	\$0	\$54,500	\$0	\$0	\$0	--	--
39160	\$0	\$160,000	\$142,500	\$106,000	\$66,125	- 37.6%	--
39192	\$104,500	\$0	\$27,900	\$0	\$35,000	--	- 66.5%
Holmes County	\$33,750	\$30,000	\$30,000	\$65,000	\$22,000	- 66.2%	- 34.8%
38924	\$0	\$0	\$0	\$0	\$0	--	--
39038	\$0	\$0	\$0	\$37,000	\$20,000	- 45.9%	--
39063	\$20,750	\$17,750	\$23,000	\$29,500	\$19,025	- 35.5%	- 8.3%
39079	\$0	\$25,250	\$52,000	\$51,000	\$99,500	+ 95.1%	--
39095	\$103,000	\$30,000	\$33,000	\$77,000	\$24,000	- 68.8%	- 76.7%
39146	\$41,000	\$300,000	\$140,000	\$220,000	\$127,000	- 42.3%	+ 209.8%
39169	\$15,000	\$0	\$11,562	\$0	\$0	--	- 100.0%
39192	\$104,500	\$0	\$27,900	\$0	\$35,000	--	- 66.5%