

Central Mississippi Annual Market Heartbeat

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 10-COUNTY AREA
CENTRAL MISSISSIPPI ASSOCIATION OF REALTORS® MLS

2014

**Change
from 2013:**

- 6.0%

New Listings

+ 0.3%

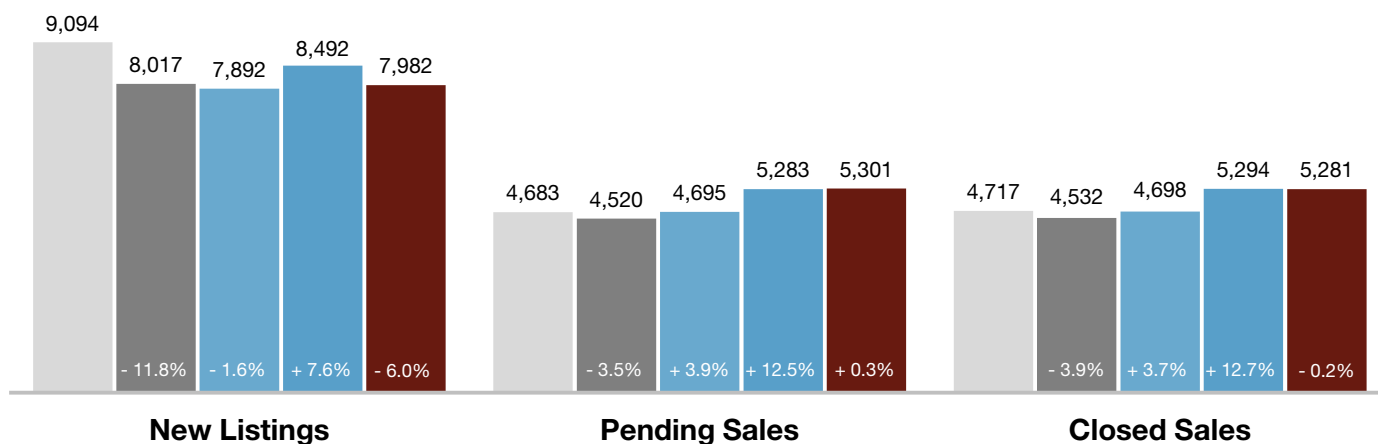
Pending Sales

- 0.2%

Closed Sales

Annual Market Activity

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014



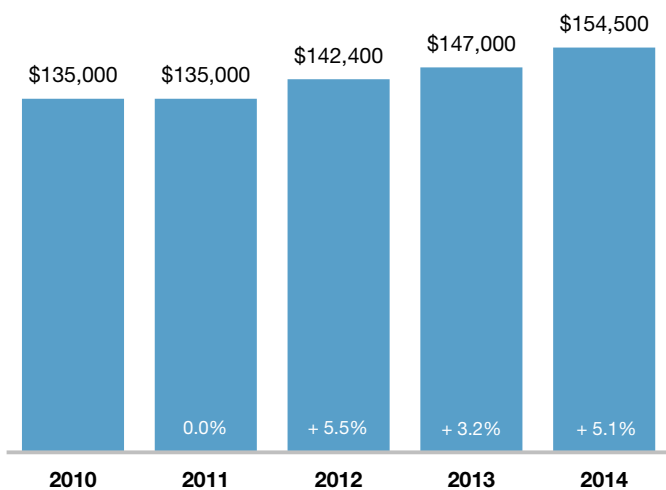
\$154,500

Median Sales Price in 2014

+ 5.1%

Change from 2013

Median Sales Price



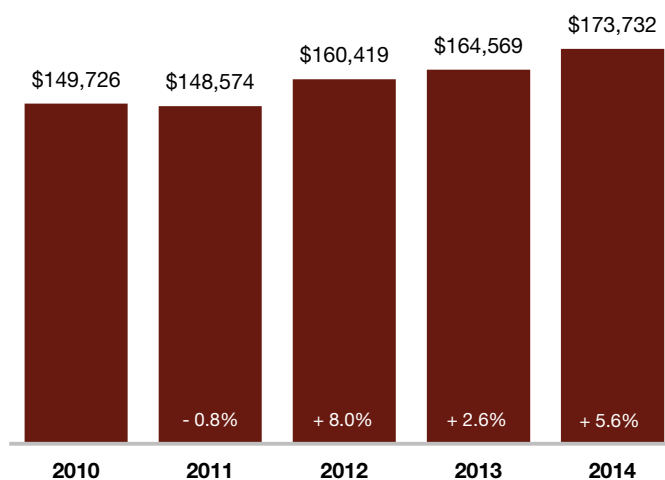
\$173,732

Avg. Sales Price in 2014

+ 5.6%

Change from 2013

Average Sales Price



**Change
from 2013:**

- 6.1%

New Listings

- 0.2%

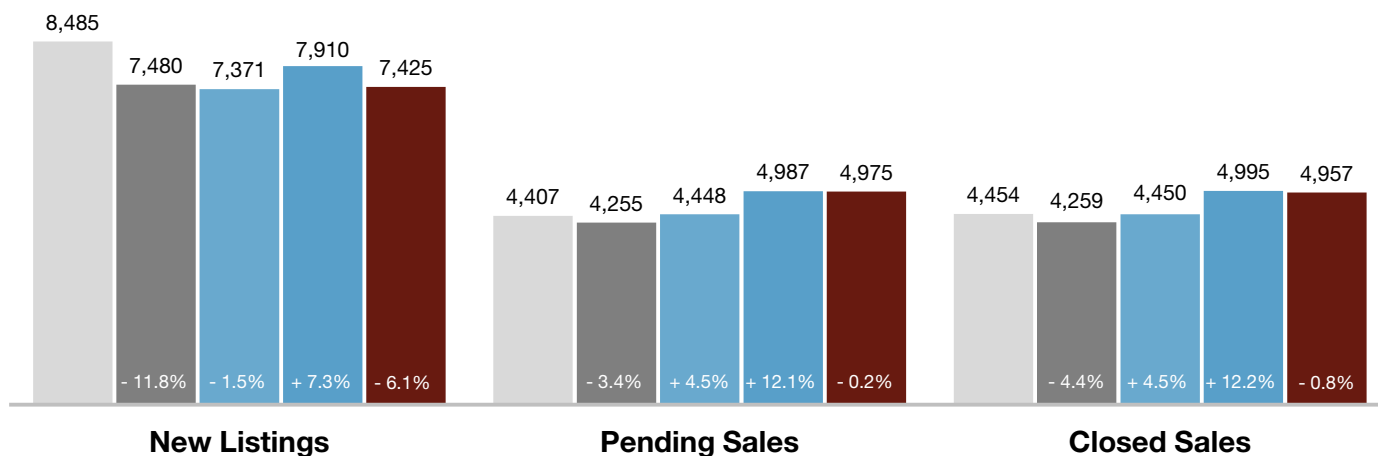
Pending Sales

- 0.8%

Closed Sales

Annual Market Activity

■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014



\$159,000

Median Sales Price in 2014

+ 3.9%

Change from 2013

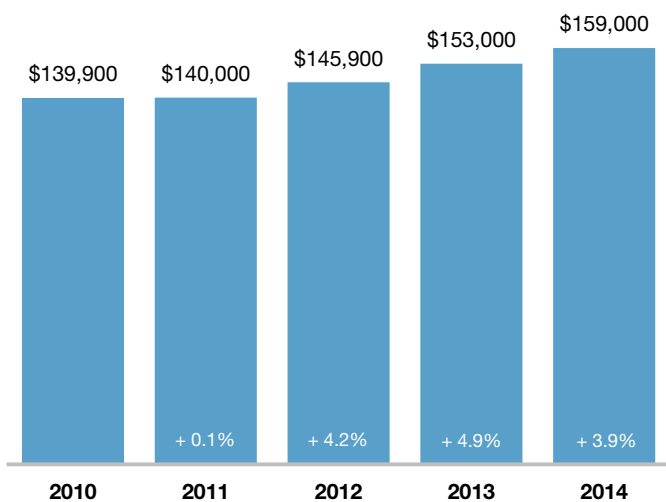
\$178,796

Avg. Sales Price in 2014

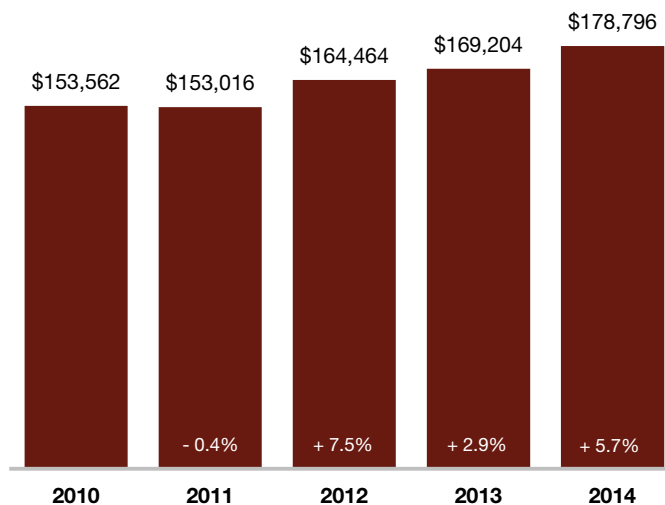
+ 5.7%

Change from 2013

Median Sales Price



Average Sales Price



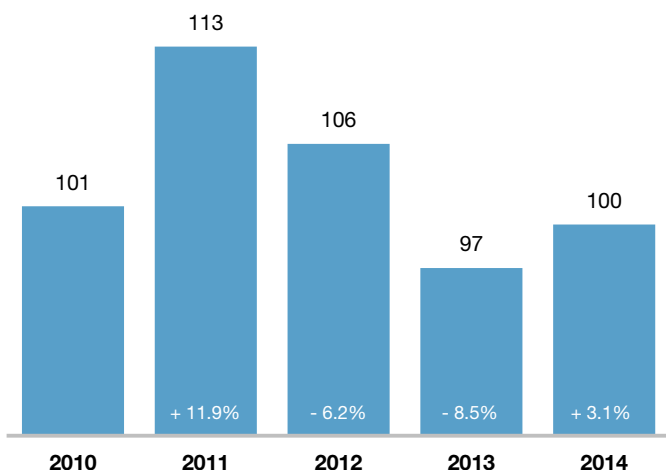
100

Days on Market in 2014

+ 3.1%

Change from 2013

Days on Market Until Sale



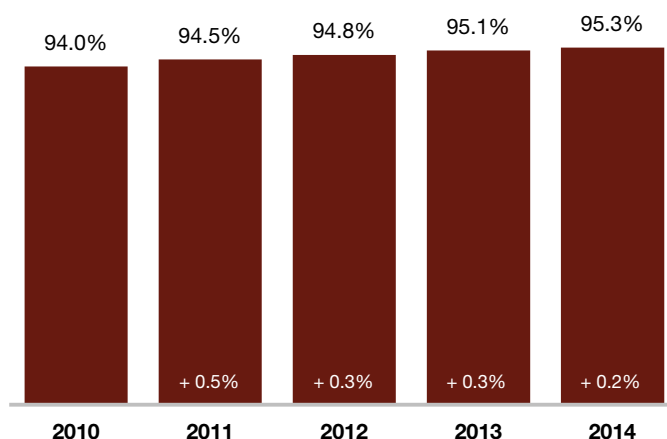
95.3%

Pct. of List Price Received in 2014

+ 0.2%

Change from 2013

Percent of List Price Received



6.7

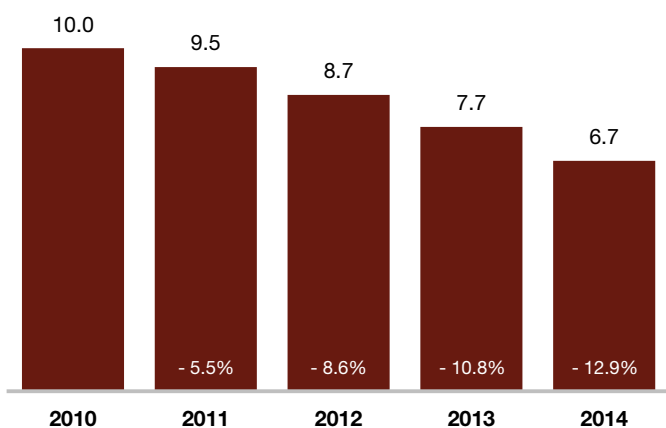
Months Supply in 2014

- 12.9%

Change from 2013

Months Supply of Inventory

At the end of each year



2,977

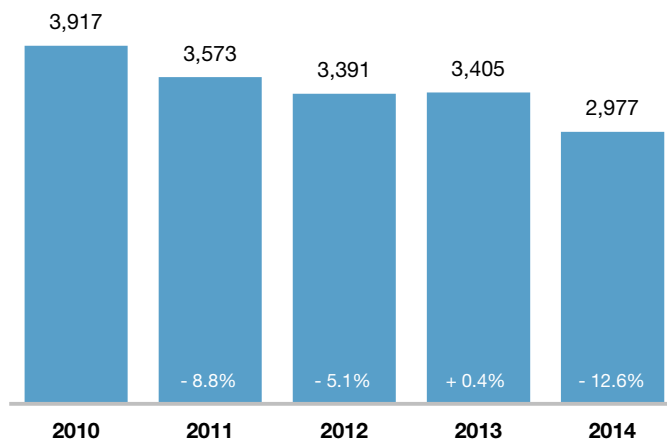
Homes for Sale in 2014

- 12.6%

Change from 2013

Inventory of Homes for Sale

At the end of each year



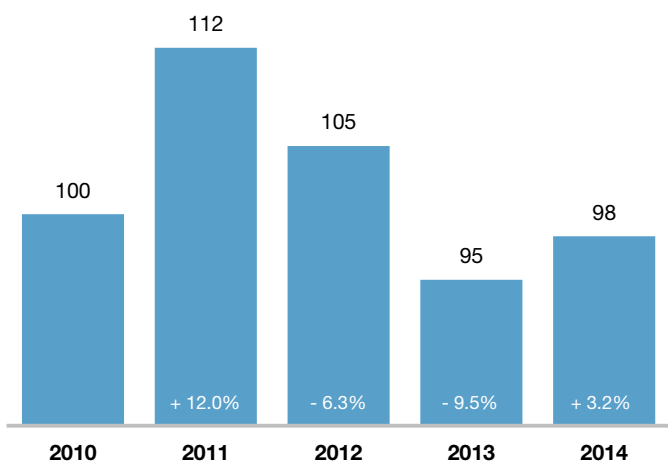
98

Days on Market in 2014

+ 3.2%

Change from 2013

Days on Market Until Sale



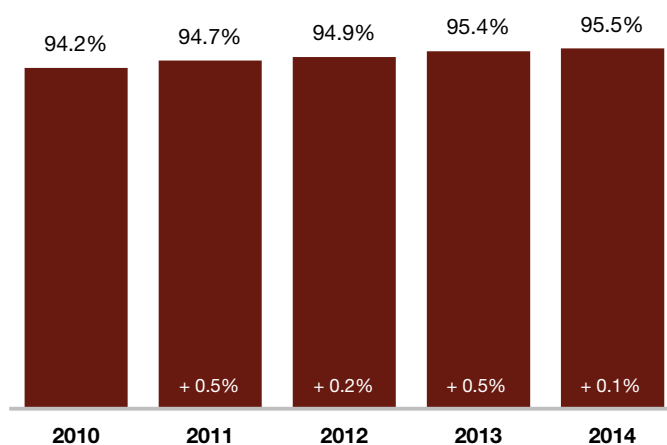
95.5%

Pct. of List Price Received in 2014

+ 0.1%

Change from 2013

Percent of List Price Received



6.5

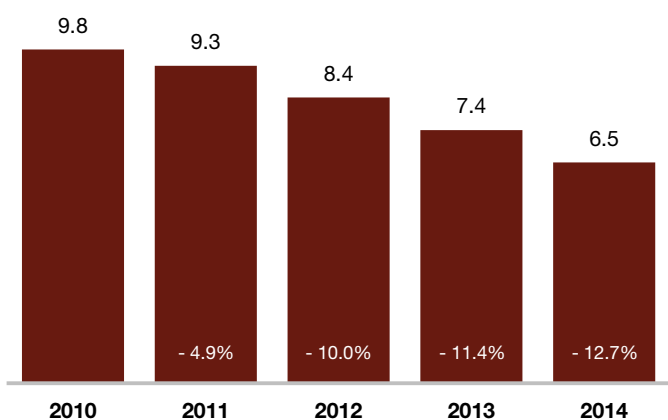
Months Supply in 2014

- 12.7%

Change from 2013

Months Supply of Inventory

At the end of each year



2,679

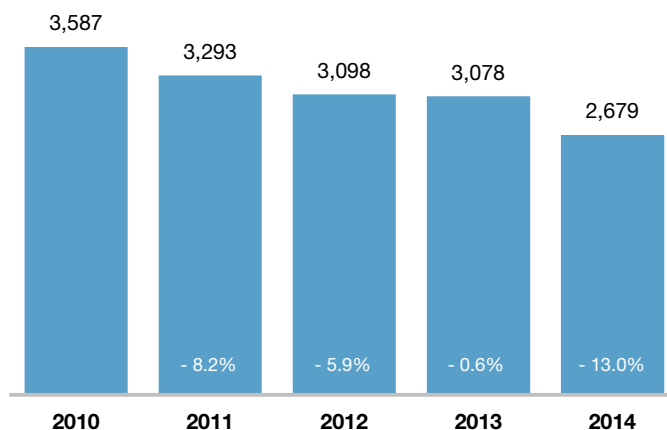
Homes for Sale in 2014

- 13.0%

Change from 2013

Inventory of Homes for Sale

At the end of each year



	New Listings			Closed Sales		
	2013	2014	Percentage Change	2013	2014	Percentage Change
10-County Area*	8,492	7,982	- 6.0%	5,294	5,281	- 0.2%
3-County Area**	7,910	7,425	- 6.1%	4,995	4,957	- 0.8%
Hinds County	3,256	2,898	- 11.0%	1,833	1,750	- 4.5%
39041	10	9	- 10.0%	6	7	+ 16.7%
39056	449	456	+ 1.6%	313	289	- 7.7%
39066	17	14	- 17.6%	13	8	- 38.5%
39154	76	83	+ 9.2%	46	45	- 2.2%
39170	111	131	+ 18.0%	63	69	+ 9.5%
39174	0	1	--	0	0	--
39175	15	8	- 46.7%	4	7	+ 75.0%
39201	4	2	- 50.0%	1	3	+ 200.0%
39202	80	56	- 30.0%	41	34	- 17.1%
39203	19	19	0.0%	6	4	- 33.3%
39204	223	154	- 30.9%	119	101	- 15.1%
39206	245	220	- 10.2%	139	144	+ 3.6%
39209	184	151	- 17.9%	83	76	- 8.4%
39211	828	718	- 13.3%	352	434	+ 23.3%
39212	519	431	- 17.0%	357	262	- 26.6%
39213	100	75	- 25.0%	56	36	- 35.7%
39216	77	85	+ 10.4%	44	46	+ 4.5%
39219	0	1	--	0	1	--
39272	298	282	- 5.4%	189	183	- 3.2%
Madison County	2,111	2,025	- 4.1%	1,428	1,398	- 2.1%
39045	0	2	--	0	2	--
39046	321	278	- 13.4%	184	196	+ 6.5%
39051	0	1	--	1	0	- 100.0%
39071	46	47	+ 2.2%	32	19	- 40.6%
39110	1,313	1,285	- 2.1%	946	928	- 1.9%
39146	1	0	- 100.0%	1	0	- 100.0%
39157	430	412	- 4.2%	264	253	- 4.2%
Rankin County	2,543	2,502	- 1.6%	1,734	1,809	+ 4.3%
39042	610	688	+ 12.8%	413	516	+ 24.9%
39044	2	4	+ 100.0%	0	1	--
39047	1,036	992	- 4.2%	716	649	- 9.4%
39073	171	159	- 7.0%	142	126	- 11.3%
39094	0	0	--	1	0	- 100.0%
39114	4	8	+ 100.0%	0	5	--
39117	0	0	--	0	0	--
39145	28	23	- 17.9%	18	18	0.0%
39151	1	0	- 100.0%	0	1	--
39161	1	0	- 100.0%	1	0	- 100.0%
39167	3	2	- 33.3%	1	2	+ 100.0%
39208	451	455	+ 0.9%	292	353	+ 20.9%
39218	82	59	- 28.0%	52	52	0.0%
39232	153	110	- 28.1%	96	85	- 11.5%
Simpson County	151	140	- 7.3%	77	77	0.0%
39044	15	11	- 26.7%	6	8	+ 33.3%
39062	5	1	- 80.0%	1	3	+ 200.0%
39073	1	5	+ 400.0%	2	0	- 100.0%
39082	9	10	+ 11.1%	4	8	+ 100.0%
39111	63	52	- 17.5%	38	31	- 18.4%
39114	48	53	+ 10.4%	22	22	0.0%
39119	2	1	- 50.0%	2	1	- 50.0%
39140	4	3	- 25.0%	1	1	0.0%
39149	4	4	0.0%	1	3	+ 200.0%

* 10-County Area includes activity for Attala, Copiah, Hinds, Holmes, Leake, Madison, Rankin, Simpson, Scott and Yazoo counties combined.

** 3-County Area includes activity for Hinds, Madison and Rankin counties combined.

	New Listings			Closed Sales		
	2013	2014	Percentage Change	2013	2014	Percentage Change
Scott County	65	68	+ 4.6%	46	35	- 23.9%
39057	1	3	+ 200.0%	0	4	--
39074	29	41	+ 41.4%	24	17	- 29.2%
39080	1	1	0.0%	1	0	- 100.0%
39087	0	0	--	0	0	--
39092	1	1	0.0%	1	0	- 100.0%
39094	8	4	- 50.0%	6	4	- 33.3%
39098	1	0	- 100.0%	1	0	- 100.0%
39117	0	0	--	0	0	--
39145	29	23	- 20.7%	18	18	0.0%
39152	3	2	- 33.3%	1	2	+ 100.0%
39189	11	6	- 45.5%	7	6	- 14.3%
39359	0	1	--	0	0	--
Yazoo County	79	87	+ 10.1%	39	39	0.0%
38922	1	1	0.0%	1	0	- 100.0%
38948	0	1	--	0	0	--
39039	7	12	+ 71.4%	2	2	0.0%
39040	5	8	+ 60.0%	4	5	+ 25.0%
39162	0	0	--	1	0	- 100.0%
39179	2	1	- 50.0%	1	0	- 100.0%
39194	64	65	+ 1.6%	31	31	0.0%
Copiah County	126	104	- 17.5%	63	70	+ 11.1%
39059	88	62	- 29.5%	44	47	+ 6.8%
39078	0	4	--	0	0	--
39083	27	35	+ 29.6%	14	20	+ 42.9%
39086	0	0	--	0	0	--
39175	17	8	- 52.9%	4	8	+ 100.0%
39191	9	4	- 55.6%	6	3	- 50.0%
Leake County	101	106	+ 5.0%	52	70	+ 34.6%
39051	59	40	- 32.2%	40	27	- 32.5%
39090	31	32	+ 3.2%	11	25	+ 127.3%
39094	8	4	- 50.0%	6	4	- 33.3%
39109	0	1	--	0	1	--
39160	4	2	- 50.0%	0	1	--
39171	0	0	--	0	0	--
39189	11	6	- 45.5%	7	6	- 14.3%
39350	13	9	- 30.8%	5	7	+ 40.0%
39359	0	1	--	0	0	--
Attala County	37	36	- 2.7%	13	26	+ 100.0%
38641	1	1	0.0%	0	1	--
39067	0	2	--	1	1	0.0%
39090	31	32	+ 3.2%	11	25	+ 127.3%
39108	2	0	- 100.0%	2	0	- 100.0%
39160	4	2	- 50.0%	0	1	--
39192	4	1	- 75.0%	2	0	- 100.0%
Holmes County	23	16	- 30.4%	9	7	- 22.2%
38924	0	0	--	0	0	--
39038	3	1	- 66.7%	2	1	- 50.0%
39063	6	5	- 16.7%	1	1	0.0%
39079	2	1	- 50.0%	1	1	0.0%
39095	8	3	- 62.5%	3	2	- 33.3%
39146	5	8	+ 60.0%	3	4	+ 33.3%
39169	1	0	- 100.0%	0	0	--
39192	4	1	- 75.0%	2	0	- 100.0%

	Median Sales Price			Homes for Sale		
	2013	2014	Percentage Change	2013	2014	Percentage Change
10-County Area*	\$147,000	\$154,500	+ 5.1%	3,405	2,977	- 12.6%
3-County Area**	\$153,000	\$159,000	+ 3.9%	3,078	2,679	- 13.0%
Hinds County	\$90,000	\$106,500	+ 18.3%	1,378	1,209	- 12.3%
39041	\$79,500	\$122,000	+ 53.5%	6	1	- 83.3%
39056	\$145,500	\$160,000	+ 10.0%	170	172	+ 1.2%
39066	\$80,000	\$130,750	+ 63.4%	9	7	- 22.2%
39154	\$162,500	\$145,000	- 10.8%	42	34	- 19.0%
39170	\$169,000	\$154,000	- 8.9%	60	62	+ 3.3%
39174	\$0	\$0	--	0	1	--
39175	\$171,750	\$80,000	- 53.4%	11	6	- 45.5%
39201	\$45,000	\$14,750	- 67.2%	3	1	- 66.7%
39202	\$169,000	\$163,750	- 3.1%	30	23	- 23.3%
39203	\$7,750	\$5,000	- 35.5%	11	18	+ 63.6%
39204	\$13,000	\$15,500	+ 19.2%	84	58	- 31.0%
39206	\$37,545	\$56,000	+ 49.2%	90	80	- 11.1%
39209	\$11,000	\$12,580	+ 14.4%	78	72	- 7.7%
39211	\$135,000	\$139,000	+ 3.0%	410	306	- 25.4%
39212	\$28,500	\$31,000	+ 8.8%	179	167	- 6.7%
39213	\$14,700	\$16,800	+ 14.3%	41	40	- 2.4%
39216	\$151,250	\$181,000	+ 19.7%	30	39	+ 30.0%
39219	\$0	\$17,000	--	0	1	--
39272	\$112,000	\$110,000	- 1.8%	124	121	- 2.4%
Madison County	\$212,750	\$222,000	+ 4.3%	788	712	- 9.6%
39045	\$0	\$225,250	--	1	1	0.0%
39046	\$174,700	\$177,000	+ 1.3%	147	95	- 35.4%
39051	\$155,000	\$0	- 100.0%	1	1	0.0%
39071	\$141,000	\$216,500	+ 53.5%	25	33	+ 32.0%
39110	\$235,000	\$238,500	+ 1.5%	450	421	- 6.4%
39146	\$99,000	\$0	- 100.0%	1	0	- 100.0%
39157	\$174,500	\$176,599	+ 1.2%	166	163	- 1.8%
Rankin County	\$154,900	\$157,200	+ 1.5%	912	758	- 16.9%
39042	\$164,900	\$169,700	+ 2.9%	242	189	- 21.9%
39044	\$0	\$40,000	--	1	2	+ 100.0%
39047	\$161,750	\$163,000	+ 0.8%	365	317	- 13.2%
39073	\$140,000	\$145,000	+ 3.6%	58	49	- 15.5%
39094	\$51,000	\$0	- 100.0%	1	1	0.0%
39114	\$0	\$147,500	--	2	1	- 50.0%
39117	\$0	\$0	--	0	0	--
39145	\$115,025	\$134,000	+ 16.5%	10	6	- 40.0%
39151	\$0	\$145,000	--	1	1	0.0%
39161	\$55,000	\$0	- 100.0%	1	0	- 100.0%
39167	\$27,000	\$151,200	+ 460.0%	1	1	0.0%
39208	\$115,000	\$125,000	+ 8.7%	149	137	- 8.1%
39218	\$107,000	\$124,500	+ 16.4%	27	15	- 44.4%
39232	\$181,750	\$199,000	+ 9.5%	55	41	- 25.5%
Simpson County	\$78,000	\$82,000	+ 5.1%	102	81	- 20.6%
39044	\$39,250	\$85,500	+ 117.8%	8	4	- 50.0%
39062	\$47,500	\$25,000	- 47.4%	5	1	- 80.0%
39073	\$153,000	\$0	- 100.0%	1	2	+ 100.0%
39082	\$47,250	\$74,000	+ 56.6%	5	2	- 60.0%
39111	\$87,500	\$108,000	+ 23.4%	43	38	- 11.6%
39114	\$63,500	\$77,800	+ 22.5%	31	31	0.0%
39119	\$154,000	\$175,000	+ 13.6%	2	1	- 50.0%
39140	\$26,400	\$130,000	+ 392.4%	4	2	- 50.0%
39149	\$145,000	\$79,000	- 45.5%	3	1	- 66.7%

* 7-County Area includes activity for Copiah, Hinds, Madison, Rankin, Simpson, Scott and Yazoo counties combined.

** 3-County Area includes activity for Hinds, Madison and Rankin counties combined.

	Median Sales Price			Homes for Sale		
	2013	2014	Percentage Change	2013	2014	Percentage Change
Scott County	\$64,000	\$79,900	+ 24.8%	28	32	+ 14.3%
39057	\$0	\$82,450	--	2	1	- 50.0%
39074	\$43,000	\$64,800	+ 50.7%	12	18	+ 50.0%
39080	\$150,000	\$0	- 100.0%	1	1	0.0%
39087	\$0	\$0	--	0	0	--
39092	\$125,000	\$0	- 100.0%	1	1	0.0%
39094	\$51,000	\$181,000	+ 254.9%	4	1	- 75.0%
39098	\$56,000	\$0	- 100.0%	1	0	- 100.0%
39117	\$0	\$0	--	0	0	--
39145	\$115,025	\$134,000	+ 16.5%	10	6	- 40.0%
39152	\$112,000	\$74,250	- 33.7%	1	1	0.0%
39189	\$65,000	\$40,950	- 37.0%	5	3	- 40.0%
39359	\$0	\$0	--	0	1	--
Yazoo County	\$58,000	\$69,000	+ 19.0%	46	46	0.0%
38922	\$25,000	\$0	- 100.0%	1	1	0.0%
38948	\$0	\$0	--	0	1	--
39039	\$135,000	\$182,500	+ 35.2%	3	5	+ 66.7%
39040	\$68,500	\$51,000	- 25.5%	4	2	- 50.0%
39162	\$58,000	\$0	- 100.0%	1	0	- 100.0%
39179	\$119,000	\$0	- 100.0%	1	1	0.0%
39194	\$50,000	\$68,000	+ 36.0%	39	38	- 2.6%
Copiah County	\$67,200	\$62,000	- 7.7%	64	68	+ 6.3%
39059	\$67,500	\$73,000	+ 8.1%	45	41	- 8.9%
39078	\$0	\$0	--	0	4	--
39083	\$60,950	\$59,182	- 2.9%	16	21	+ 31.3%
39086	\$0	\$0	--	0	0	--
39175	\$171,750	\$82,500	- 52.0%	13	6	- 53.8%
39191	\$54,300	\$59,900	+ 10.3%	1	2	+ 100.0%
Leake County	\$80,000	\$79,000	- 1.3%	56	53	- 5.4%
39051	\$83,750	\$82,250	- 1.8%	26	22	- 15.4%
39090	\$76,750	\$50,450	- 34.3%	19	12	- 36.8%
39094	\$51,000	\$181,000	+ 254.9%	4	1	- 75.0%
39109	\$0	\$68,000	--	1	1	0.0%
39160	\$0	\$64,000	--	3	1	- 66.7%
39171	\$0	\$0	--	0	0	--
39189	\$65,000	\$40,950	- 37.0%	5	3	- 40.0%
39350	\$30,000	\$143,500	+ 378.3%	3	4	+ 33.3%
39359	\$0	\$0	--	0	1	--
Attala County	\$59,750	\$61,000	+ 2.1%	20	13	- 35.0%
38641	\$0	\$15,000	--	1	1	0.0%
39067	\$36,900	\$98,500	+ 166.9%	1	1	0.0%
39090	\$76,750	\$50,450	- 34.3%	19	12	- 36.8%
39108	\$71,800	\$0	- 100.0%	1	0	- 100.0%
39160	\$0	\$64,000	--	3	1	- 66.7%
39192	\$66,250	\$0	- 100.0%	2	1	- 50.0%
Holmes County	\$33,330	\$28,514	- 14.4%	11	5	- 54.5%
38924	\$0	\$0	--	0	0	--
39038	\$14,550	\$234,500	+ 1,511.7%	1	1	0.0%
39063	\$10,000	\$37,500	+ 275.0%	1	3	+ 200.0%
39079	\$7,000	\$25,000	+ 257.1%	2	1	- 50.0%
39095	\$120,000	\$53,000	- 55.8%	5	1	- 80.0%
39146	\$33,330	\$68,257	+ 104.8%	1	1	0.0%
39169	\$0	\$0	--	1	1	0.0%
39192	\$66,250	\$0	- 100.0%	2	1	- 50.0%