



Market Watch

Mississippi Gulf Coast Market

September 2009

MS Gulf Coast County Map



MARKET WATCH: Mississippi Gulf Coast Market

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County Demographics



	<u>Harrison</u>	<u>Jackson</u>	<u>Hancock</u>
Population			
2014 Projection	195,172	138,609	47,822
2009 Estimate	179,280	133,230	40,203
2000 Census	189,601	131,420	42,967
Growth 2009-2014	8.86%	4.04%	18.95%
Growth 2000-2009	-5.44%	1.38%	-6.43%
Growth 1990-2000	14.66%	14.04%	35.29%
Income			
2009 Average Household	\$54,945	\$54,385	\$55,878
5-Yr Projected Growth	9.2%	6.6%	11.4%
2009 Per Capita	\$21,400	\$20,477	\$22,747
2009 Households above \$75K	21.70%	22.00%	21.54%

Source: Claritas

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County Demographics



	<u>Harrison</u>	<u>Jackson</u>	<u>Hancock</u>
Education (Population Age 25+)			
Bachelor's Degree	11.32%	10.75%	10.81%
Master's Degree	4.33%	3.98%	4.11%
Professional School Degree	1.54%	1.32%	1.35%
Doctorate Degree	0.49%	0.52%	0.57%
Bachelor's or More	17.67%	16.57%	16.84%
Housing			
Owner-Occupied	65.44%	75.74%	82.08%
Med. Owner-Occ. Value	\$129,201	\$116,907	\$136,728

Source: Claritas

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Employment			
	<u>August 2009*</u>	<u>August 2008</u>	
<i>Biloxi-Gulfport MSA</i>			
Labor Force	108,010	113,930	
Employed	99,680	107,010	
Unemployed	8,330	6,920	
Unemployment Rate	7.7%	6.1%	
<i>Pascagoula MSA</i>			
Labor Force	67,460	71,470	
Employed	61,640	66,550	
Unemployed	5,820	4,920	
Unemployment Rate	8.6%	6.9%	
<small>Source: Labor Market Information Department, MDES *Preliminary</small>			
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Employment			
	<u>August 2009*</u>	<u>August 2008</u>	
<i>Harrison County</i>			
Labor Force	82,960	87,440	
Employed	76,630	82,260	
Unemployed	6,330	5,180	
Unemployment Rate	7.6%	5.9%	
<i>Hancock County</i>			
Labor Force	17,640	18,610	
Employed	16,250	17,440	
Unemployed	1,390	1,170	
Unemployment Rate	7.9%	6.3%	
<small>Source: Labor Market Information Department, MDES *Preliminary</small>			
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Employment



	<u>August 2009*</u>	<u>August 2008</u>
Jackson County		
Labor Force	58,450	61,840
Employed	53,590	57,860
Unemployed	4,860	3,980
Unemployment Rate	8.3%	6.4%

Source: Labor Market Information Department, MDES *Preliminary

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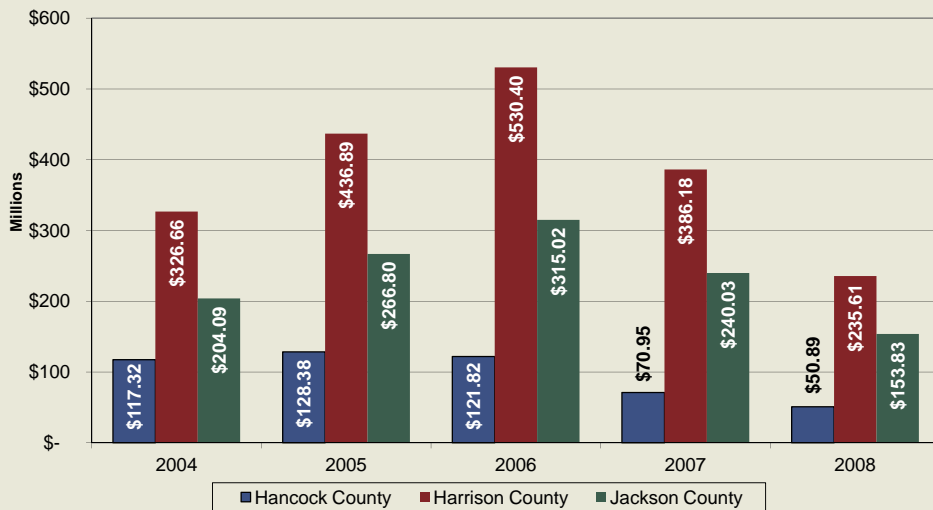
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Residential Sold Stats – Annual

Single-Family & Condos/Townhomes



Total Sold Dollar Volume by County



Source: Gulf Coast Association of Realtors for the period 1/1/04 – 12/31/08

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Residential Sold Stats – Annual

Single-Family & Condos/Townhomes



Total Sold Dollar Volume by County: % Change from 2004



Source: Gulf Coast Association of Realtors for the period 1/1/04 – 12/31/08

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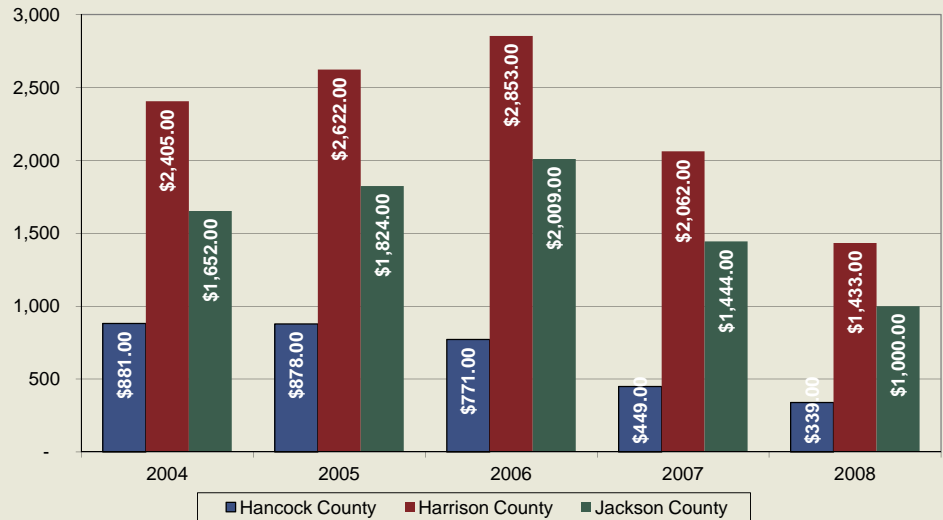
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Residential Sold Stats – Annual

Single-Family & Condos/Townhomes



Units Sold by County



Source: Gulf Coast Association of Realtors for the period 1/1/04 – 12/31/08

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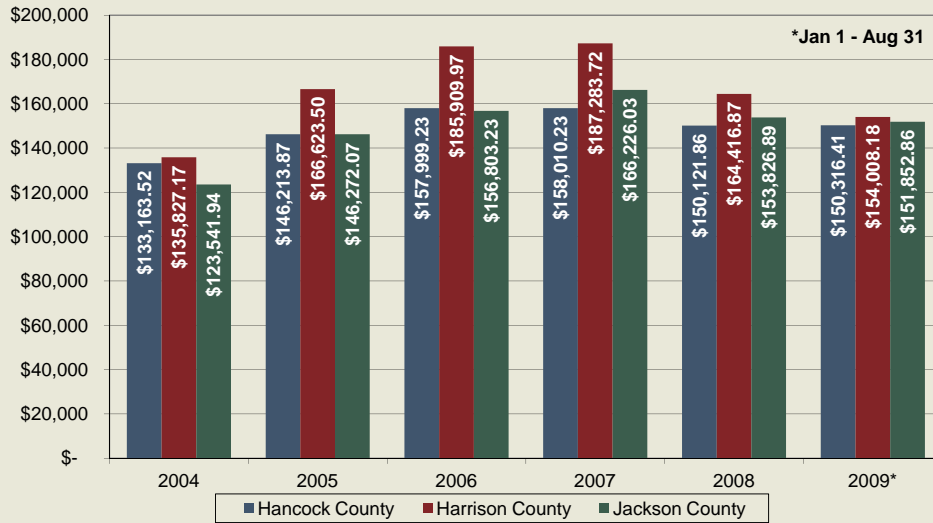
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Residential Sold Stats – Annual

Single-Family & Condos/Townhomes



Average Sold Price by County



Source: Gulf Coast Association of Realtors for the period 1/1/04 – 8/31/09

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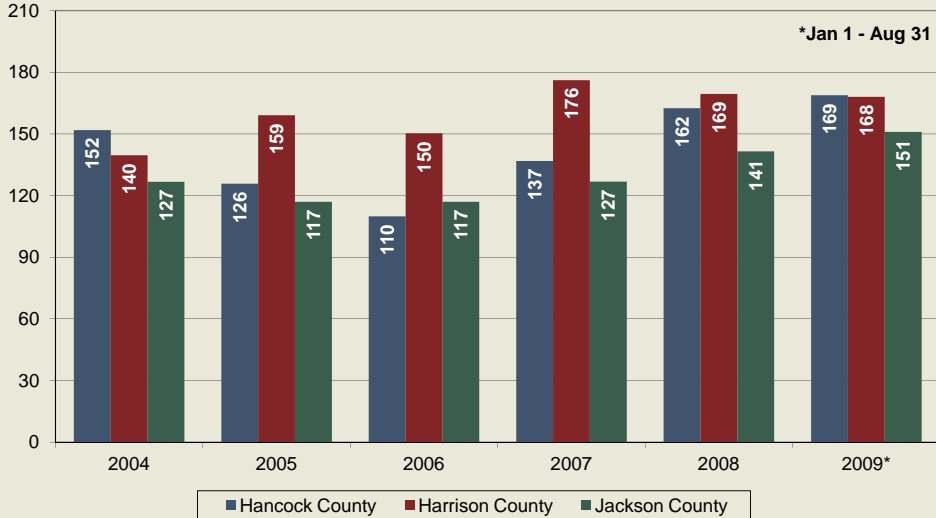
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Residential Sold Stats – Annual

Single-Family & Condos/Townhomes



Average Days on Market by County



Source: Gulf Coast Association of Realtors for the period 1/1/04 – 8/31/09

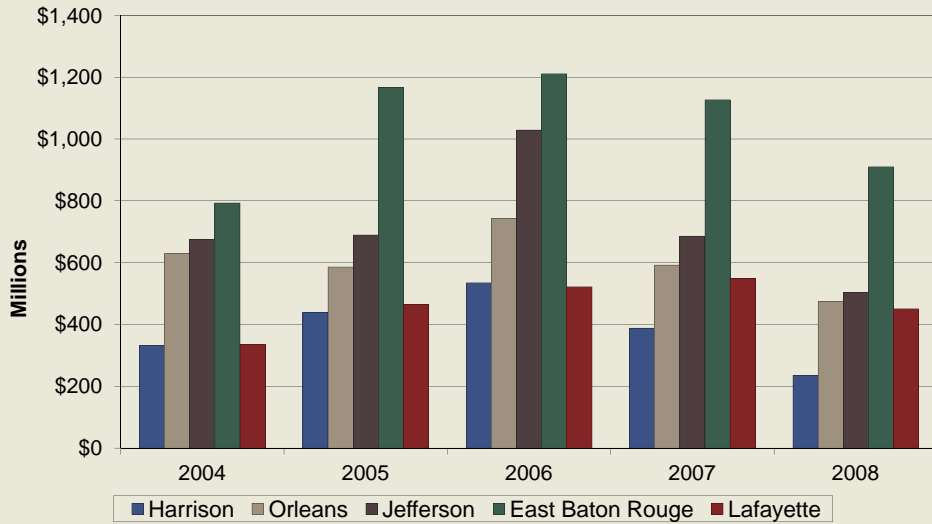
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Residential Market Comparison Select Counties/Parishes



Total Sold Dollar Volume – Single-Family Attached & Detached



Source: GCAR, RAA, GBRAR, & NOMAR for the period 1/1/04 – 12/31/08

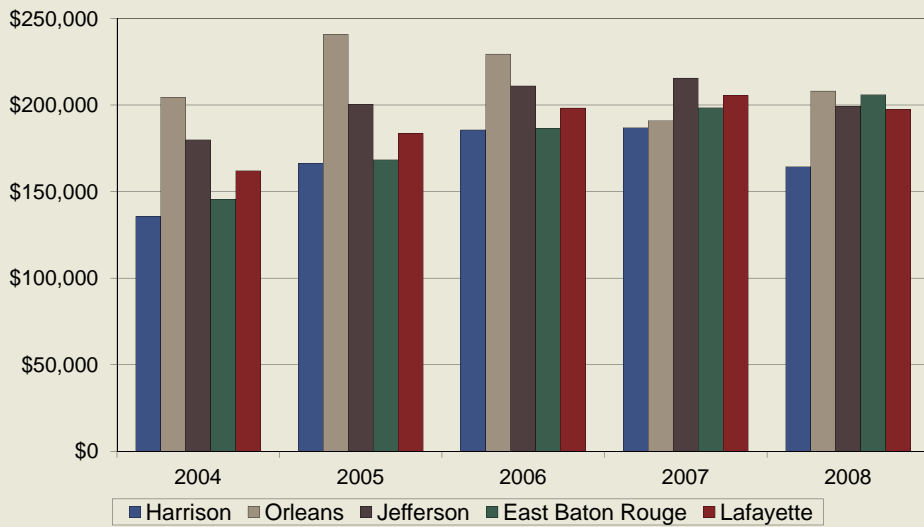
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Residential Market Comparison Select Counties/Parishes



Average Sold Price – Single-Family Attached & Detached



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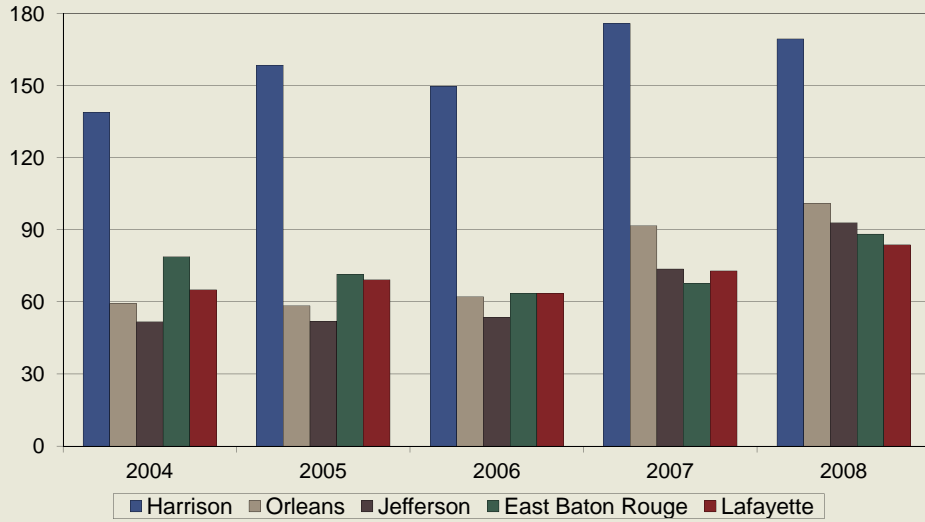
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Residential Market Comparison

Select Counties/Parishes



Average Days on Market – Single-Family Attached & Detached



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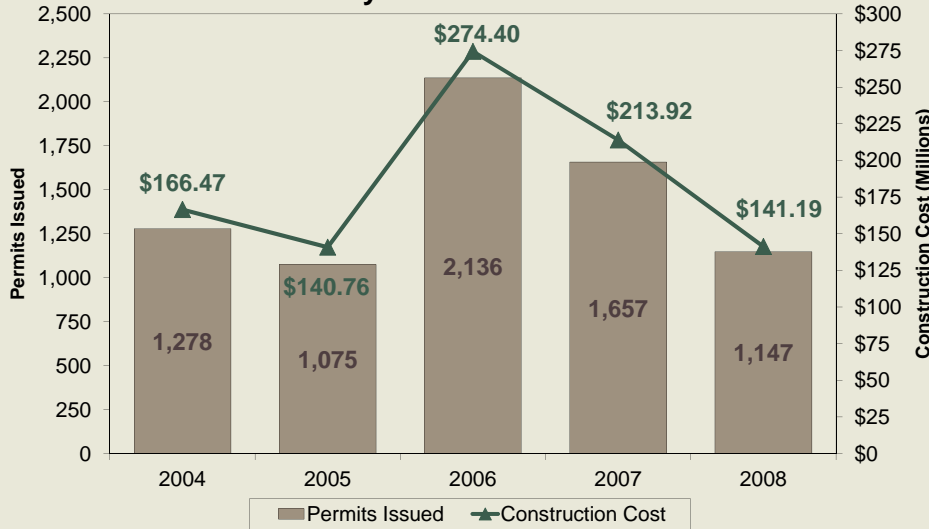
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Single-Family Building Permits



Harrison County* – New Construction Permits



* Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

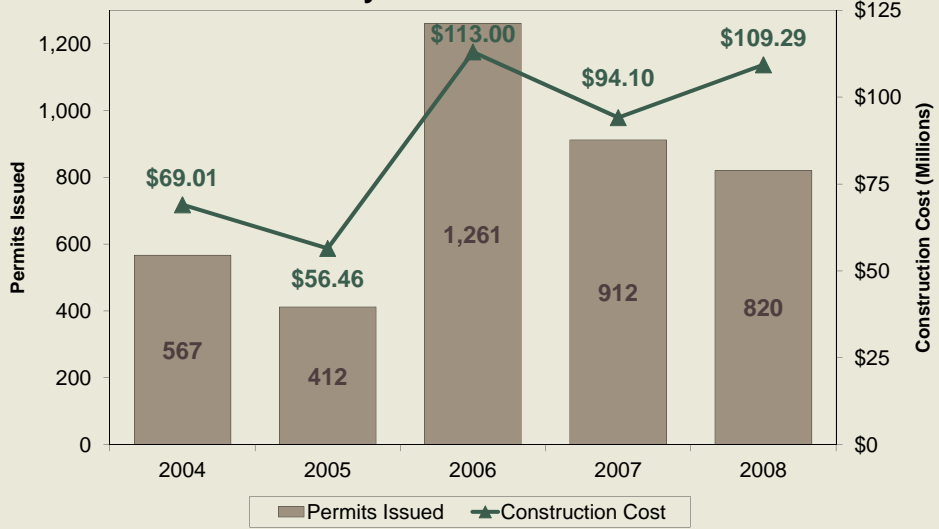
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Single-Family Building Permits



Hancock County* – New Construction Permits



* Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

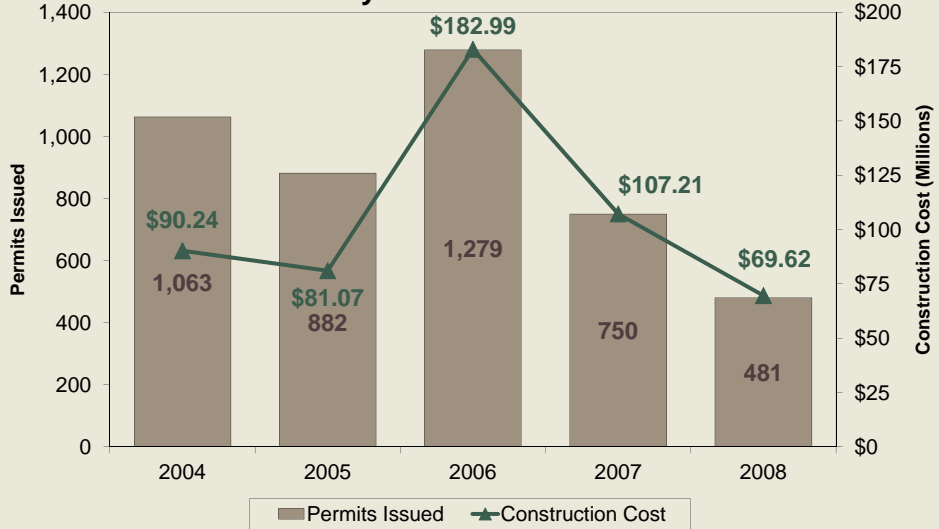
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Single-Family Building Permits



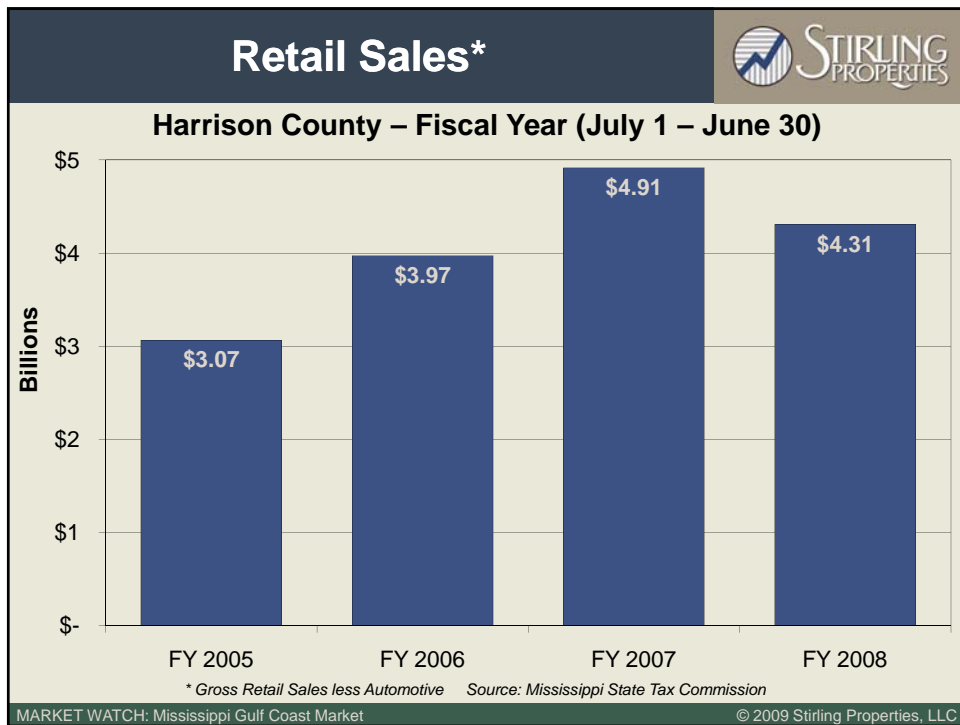
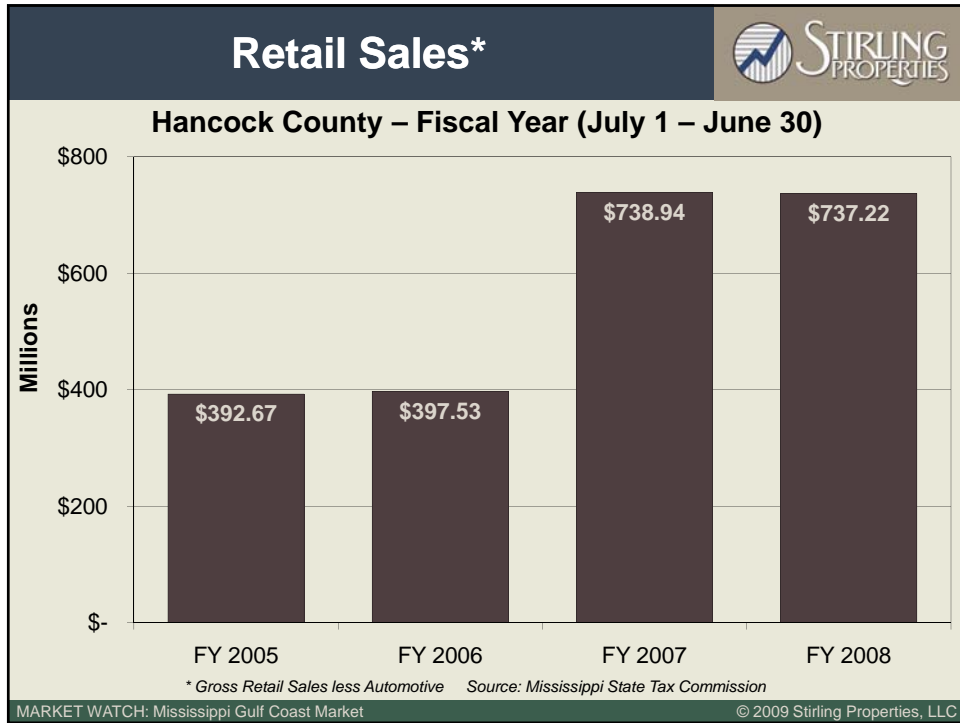
Jackson County* – New Construction Permits



* Includes all permit-issuing jurisdictions in the parish Source: Residential Construction Branch, US Census Bureau

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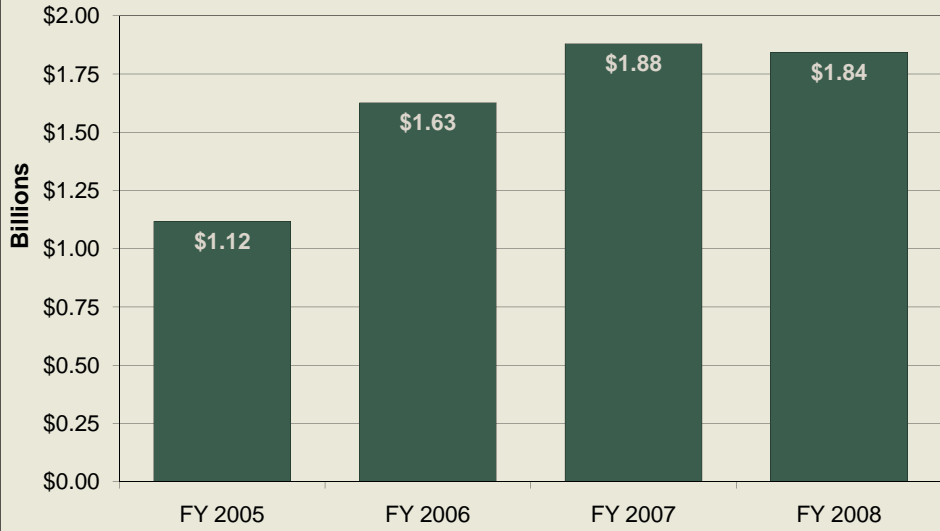
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Retail Sales*



Jackson County – Fiscal Year (July 1 – June 30)



* Gross Retail Sales less Automotive Source: Mississippi State Tax Commission

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