

WELCOME TO

Mississippi

A BRIEF INTRODUCTION
TO THE MAGNOLIA STATE

A REAL ESTATE EBOOK FROM





INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS

Mississippi

Known for its picture-perfect farmland, college sports, and its place in American music history, the state of Mississippi has a little something for everyone. Its capital, Jackson, offers all the spoils of any major city without losing the friendliness of small-town America. And for those times when you just have to get out of town, there are 1.2 million acres of National Forest to explore. It's no surprise that people are looking to buy in the state that many regard as one of the best places to live in the country.

Jackson


#5: JACKSON METRO AREA

The Jackson Metro area is the [97th-largest metropolitan area](#) in the United States, however, that ranking could change very soon. Since 2010, the Jackson Metro area has jumped in population from 586,320 residents to an estimated 594,806 in 2019. Every month, many more call Jackson and its surrounding suburbs home. With a strong economic forecast, limited housing inventory, and the allure of affordable real estate, this metro market continues to gain momentum.

Local tip:

Looking for a great way to drink in Jackson? Recruit a designated driver and go check out [Cathead Distillery](#), the first and oldest distillery in the state of Mississippi.

The [median home value in the Jackson Metro area](#) is \$46,885, which is a 1.7% decrease from the previous year. Zillow predicts this figure will rise another 9.9% within the next year.



"The Mississippi River towns are comely, clean, well built, and pleasing to the eye, and cheering to the spirit. **The Mississippi Valley is as reposeful as a dreamland**, nothing worldly about it . . . nothing to hang a fret or a worry upon."

- Mark Twain

#4: GULFPORT

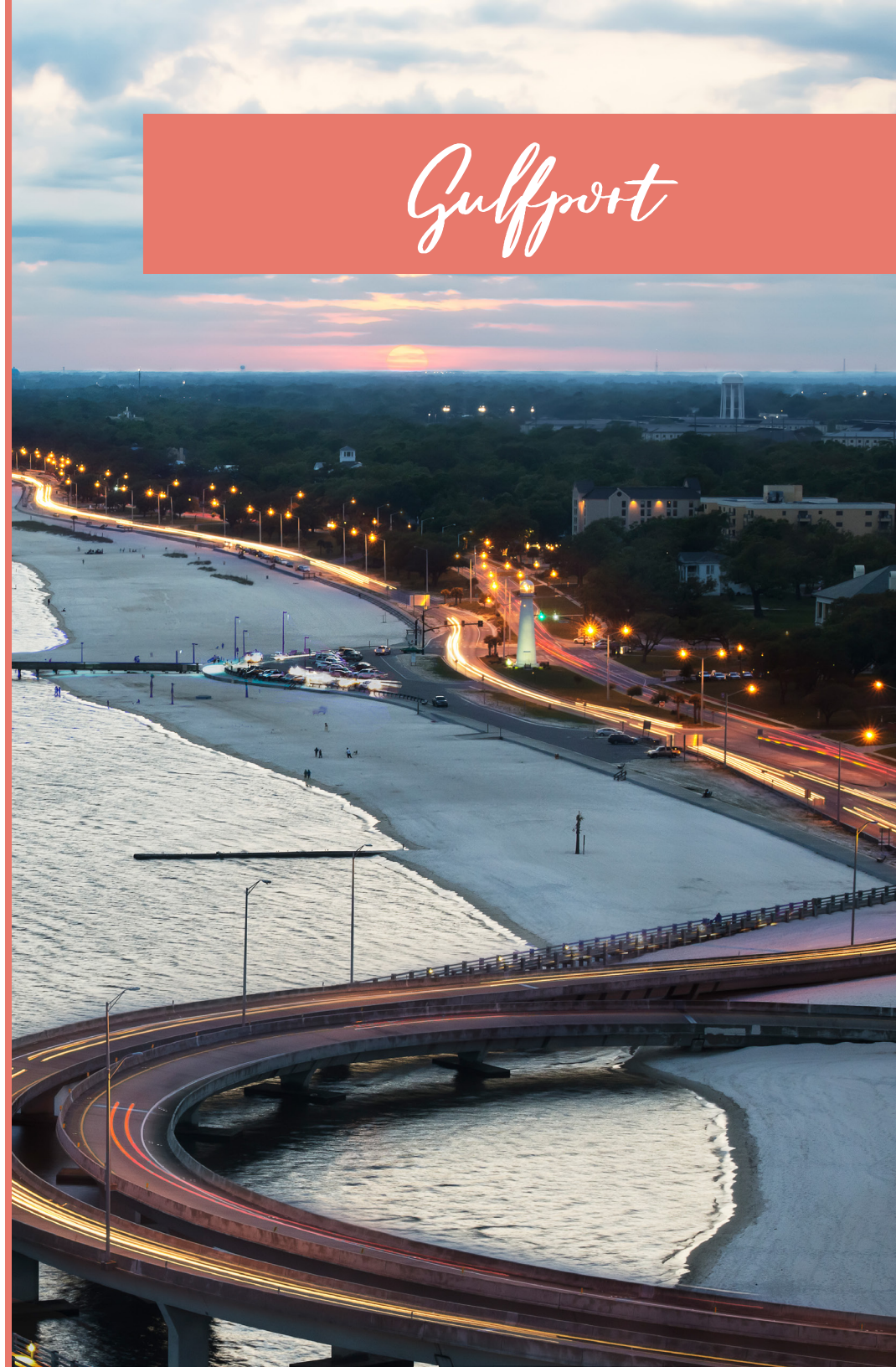
Gulfport offers its residents many big-town attractions without losing any of that small-town charm. However, [with a metro population of nearly 400,000 residents](#), a regional airport, a large Navy presence, and a bustling gaming district, Gulfport is anything but small. Praised for its mild climate and calm waters amidst white sand beaches, [Niche.com](#) gives this area high marks for its combination of great weather and low cost of living.

Local
tip:

[Chandeleur Island Brewing Company](#) is the type of place hip enough to exist in a much larger town, but this one comes without the crowds of a big city. Plus, can you really go wrong with local burgers and beers?

The [median home value in Gulfport](#) is \$137,122, which is a 6.3% increase from the previous year. Zillow predicts this figure will rise another 10.1% within the next year.

Gulfport



Tupelo

#3: TUPELO

Tupelo may be best known as the birthplace of [Elvis Presley](#), but it just so happens that it's also a great place to live. With a quaint downtown area, plenty of mom-and-pop businesses, [and a metro population of 140,081](#), Tupelo is the quintessential Southern city that has a little bit of something for everyone. With the ability to support industries such as advanced manufacturing, healthcare, tourism, and even financial services, Tupelo provides a great blend of economic momentum and affordable real estate.

*Local
tip:*

[Johnnie's Drive-In](#) is among the oldest restaurants in Tupelo and a former favorite of Presley's. In fact, you can even sit in the same booth where he used to sit. Established in 1945, Johnnie's Drive-In has over 75 years of practice serving up everything from breakfast to bbq, so even if you're not an Elvis fan you'll still be a fan of Johnnie's.

The [median home value in Tupelo](#) is \$133,407, which is a 2.8% increase from the previous year. Zillow predicts this figure will rise another 8.9% within the next year.

A city skyline at sunset with a bridge and water in the foreground. The sky is a mix of orange, pink, and purple. The city lights are visible, and the water reflects the colors of the sky and the lights of the bridge.

"I'm shufflin' thru the Texas sand
But my head's in Mississippi
The blues has got a hold of me."

- *Lyrics from the song: "My Head's in Mississippi" by ZZ Top.*

Meridian

#2: MERIDIAN

From its presence as a Civil War battleground to being the birthplace of Jimmie Rodgers, who's often referred to as "[the Father of Country Music](#)", Meridian is a place steeped in history. In fact, the city itself is home to nine unique historic districts. However, there's plenty more history to be made. Large industries in Meridian include healthcare, hospitality, retail, and the United States Armed Forces, all of which help make Meridian a place where locals can thrive.

*Local
tip:*

Mississippi is one of the most culturally diverse and important art centers in the U.S. and there's no better place to take it all in than the [Mississippi Arts + Entertainment Experience](#).

The [median home value in Meridian](#) is \$89,288, which is a 0.4% increase from the previous year. Zillow predicts this figure will rise another 8.5% within the next year.



Oxford

#1: OXFORD

Oxford is the type of place that could be the setting of a movie, but [this 28,122-person](#) Southern charmer is much more than just a pretty face. Oxford is home to the University of Mississippi, also known as "[Ole Miss](#)", and many famous personalities, including renowned novelists [John Grisham](#) and the late [William Faulkner](#), have all spent time here. As far as college towns go, few can top Oxford's thriving youthful blend of arts, culture, and cuisine. When it's time to get out of town, Sardis Lake, which is just 10 miles outside of town, offers that much needed natural respite.

Local tip:

Hungry? You're in the right place. Thanks to [Chef John Currence](#), Oxford is home to five James Beard Award-Winning restaurants. Of course, the much-loved [City Grocery](#) is always a solid choice, but those looking for something that's slightly different but still 'up scale and down home' should dabble with the creole creations at [Bouré](#).

The [median home value in Oxford](#) is [\\$205,029](#), which is a 1.5% increase from the previous year. Zillow predicts this figure will rise another 8.6% within the next year.



Why Mississippi Real Estate?

With a high demand for real estate, great jobs, and unbeatable quality of life, Mississippi markets are some of the best in the country for real estate professionals.

Quick Stats- MISSISSIPPI

| | |
|--|-----------|
| PROJECTED YEAR/YEAR MEDIAN HOME PRICES (FEB 2020 - FEB 2021): | 9.4% |
| MEDIAN HOME VALUE: | \$131,973 |
| MEDIAN RENT PRICE: | \$911 |
| AVERAGE DAYS LISTED: | 76 |

MARKET OUTLOOK

Large companies, including Sanderson Farms, Ameristar, and Toyota, all have operations in Mississippi, along with sizable government operations like the U.S. Armed Forces and NASA. Today, the Magnolia State remains a major hub for large industries like aerospace and defense, agriculture, transportation, and education. With a diverse economy and a strong economic forecast, we can expect real estate to follow.

THERE'S NEVER BEEN A BETTER TIME TO BECOME A

Real Estate Agent in Mississippi

Between the beautiful natural surroundings, wealth of jobs, relatively low cost of homeownership, and the fact that there's always something unique going on, Mississippi has become an appealing destination for employers, families, and real estate agents alike. Now is the time for new real estate agents to start selling in Mississippi!

If you want to learn more about how you can easily get your license and join the ranks of Mississippi real estate agents, visit us at TheCEShop.com/Mississippi/MS-real-estate. There you'll find how to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education. With industry-leading pass rates and support from Pre-Licensing through CE, our students are better prepared to set themselves up for success.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With products available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

