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Market Analysis for January 2009

January 1, 2008 - December 31, 2008

of Months: 12

Price Range: \$75,000 - \$99,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	28	6.00	56	4.67
Oak Grove	6	6.00	12	1.00
Petal	11	4.26	31	2.58
Outlying	18	8.64	25	2.08

Price Range: \$100,000 - \$124,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	20	4.53	53	4.42
Oak Grove	18	8.64	25	2.08
Petal	17	9.27	22	1.83
Outlying	11	7.76	17	1.42

Price Range: \$125,000 - \$149,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	15	3.46	52	4.33
Oak Grove	38	6.08	75	6.25
Petal	33	8.80	45	3.75
Outlying	28	17.68	19	1.58

Price Range: \$150,000 - 199,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	30	12.00	30	2.50
Oak Grove	74	7.86	113	9.42
Petal	52	11.14	56	4.67
Outlying	35	11.35	37	3.08

Price Range: \$200,000 - \$249,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	13	12.00	13	1.08
Oak Grove	62	10.05	74	6.17
Petal	15	10.00	18	1.50
Outlying	7	5.25	16	1.33

Price Range: \$250,000 - \$299,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply*		Absorption Rate**
City	11	11.00	12	1.00
Oak Grove	49	9.97	59	4.92
Petal	2	1.41	17	1.42
Outlying	6	12.00	6	0.50

Price Range: \$300,000 - \$349,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply		Absorption Rate**
City	4	24.00	2	0.17
Oak Grove	18	9.82	22	1.83
Petal	4	6.00	8	0.67
Outlying	1	4.00	3	0.25

Price Range: \$350,000 - \$399,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply		Absorption Rate**
City	6	24.00	3	0.25
Oak Grove	15	13.85	13	1.08
Petal	3	18.00	2	0.17
Outlying	2	12.00	2	0.17

Price Range: \$400,000 - \$449,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply		Absorption Rate**
City	3	***	2	0.17
Oak Grove	6	10.29	7	0.58
Petal	2	12.00	2	0.17
Outlying	0	0.00	1	0.08

Price Range: \$450,000 - \$499,999

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply		Absorption Rate**
City	0	***	0	0.00
Oak Grove	10	24.00	5	0.42
Petal	1	***	0	0.00
Outlying	1	6.00	2	0.17

Price Range: \$500,000 plus

Location	Currently		Closed Listings	Monthly
	Listed	# Months Supply		Absorption Rate**
City	6	36.00	2	0.17
Oak Grove	23	39.43	7	0.58
Petal	0	0.00	1	0.08
Outlying	1	12.00	1	0.08

*Number of Months Supply - Number of months it should take to deplete the supply of current listings.

**Monthly Absorption Rate - The average number of closings per month.

***Not enough information to compute accurately. Note that properties below \$75,000 are not reported.