

Welcome to
**HANCOCK
COUNTY**

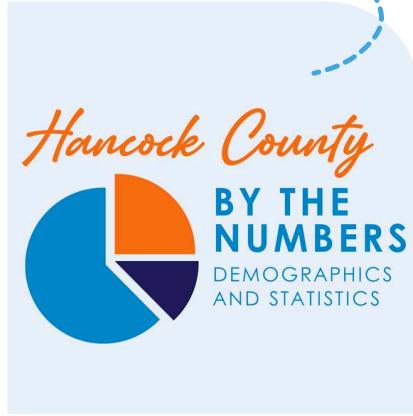


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COME PLAY IN THE BAY

The pace of life in Hancock County is peaceful and playful - perfect for families and individuals alike. From the bay to beyond the county borders, there's something for everyone to see, do, and fall in love with.

INCREDIBLE COMMUNITIES

There are several unique communities in the area, offering everything from rural, sprawling land to upscale city life.



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Use your phone to scan our QR codes throughout this guide for more information, resources and handy facts!

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CLIMATE

PORT, AIR, & SPACE...

The Port Bienville Industrial Park spans over 3,600 acres and hosts 14 global manufacturing companies across various sectors.



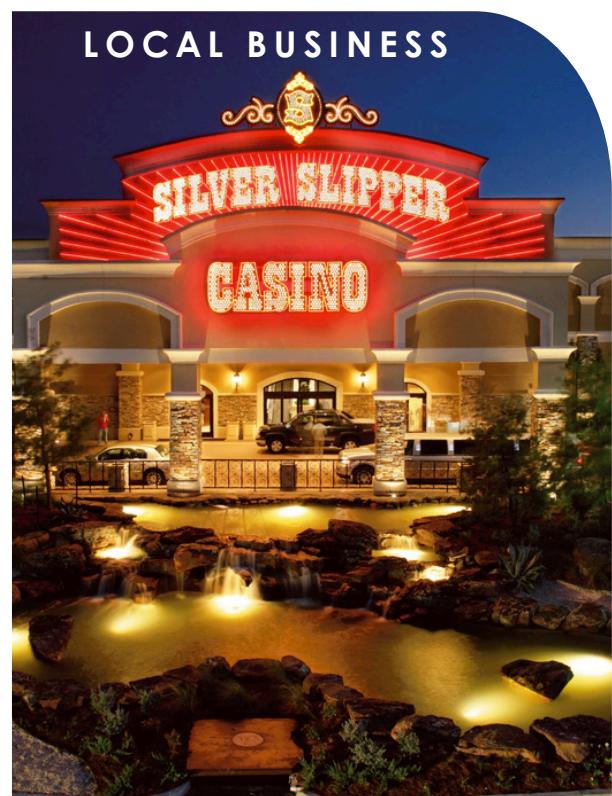
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DEFENSE AND BLUE TECHNOLOGY

Hancock County is quickly emerging as a hub for defense and blue technology - a dynamic sector focused on harnessing technology to ensure the sustainable health and economic potential of our oceans.

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LOCAL EDUCATION



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COMMUNITY LIVNG

Hancock County thrives on a strong sense of community, where locals come together to celebrate culture, art, and tradition.



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Louisiana

1 hour to

New Orleans

John C. Stennis
Space Center



INFINITY
Science Center



Devil's Swamp
Eco Walking Tour



PEARL RIVER



Pearlington



Port Bienville
Industrial Park

Buccaneer
State Park



Heron Bay



McLeod Park



Stennis
International
Airport



Kiln



Diamondhead



Waveland



Bay Saint Louis



OLD TOWN
Bay St. Louis

HANCOCK COUNTY



Hancock County
Fairgrounds

Where the slow life is a way of life

Welcome to Hancock County!

Nestled on the Mississippi gulf coast, Hancock County blends small-town charm with coastal beauty and a laid-back lifestyle. From the artsy streets of Bay St. Louis to the scenic trails of McLeod Park, these communities offer the perfect balance of outdoor adventure, rich history, and Southern hospitality. With top-rated schools, a thriving local economy, and easy access to everything, Hancock County is more than just a place to live—it's a place to call home.

1.5 hour to

Mobile

Hancock County BY THE NUMBERS

216

Average number of sunny days per year
(US Average 205)

\$187

Average home cost per square foot
(US Average \$224)

88°/40°

Average annual high/low temperatures

92.2%

High School graduation rate
(US Average 87%)

43+

Total miles of coastline, trails and scenic byways

16.6%

Percentage below national average cost of living

DEMOGRAPHICS

| | |
|------------------------|---------|
| CHILDREN AND TEENS | 23.4% |
| RETIREMENT-AGE PEOPLE | 23.2% |
| AVERAGE FAMILY SIZE | 2.3 |
| MID TO LARGE COMPANIES | 820+ |
| SMALL LOCAL BUSINESSES | 3800+ |
| AVG. HOUSEHOLD INCOME | \$63.6K |
| POPULATION (2024) | 46.3K |

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The life here is slow and peaceful in a good way. It's what brings people here and what keeps people here.

JERILYN DRYDEN
Diamondhead Resident

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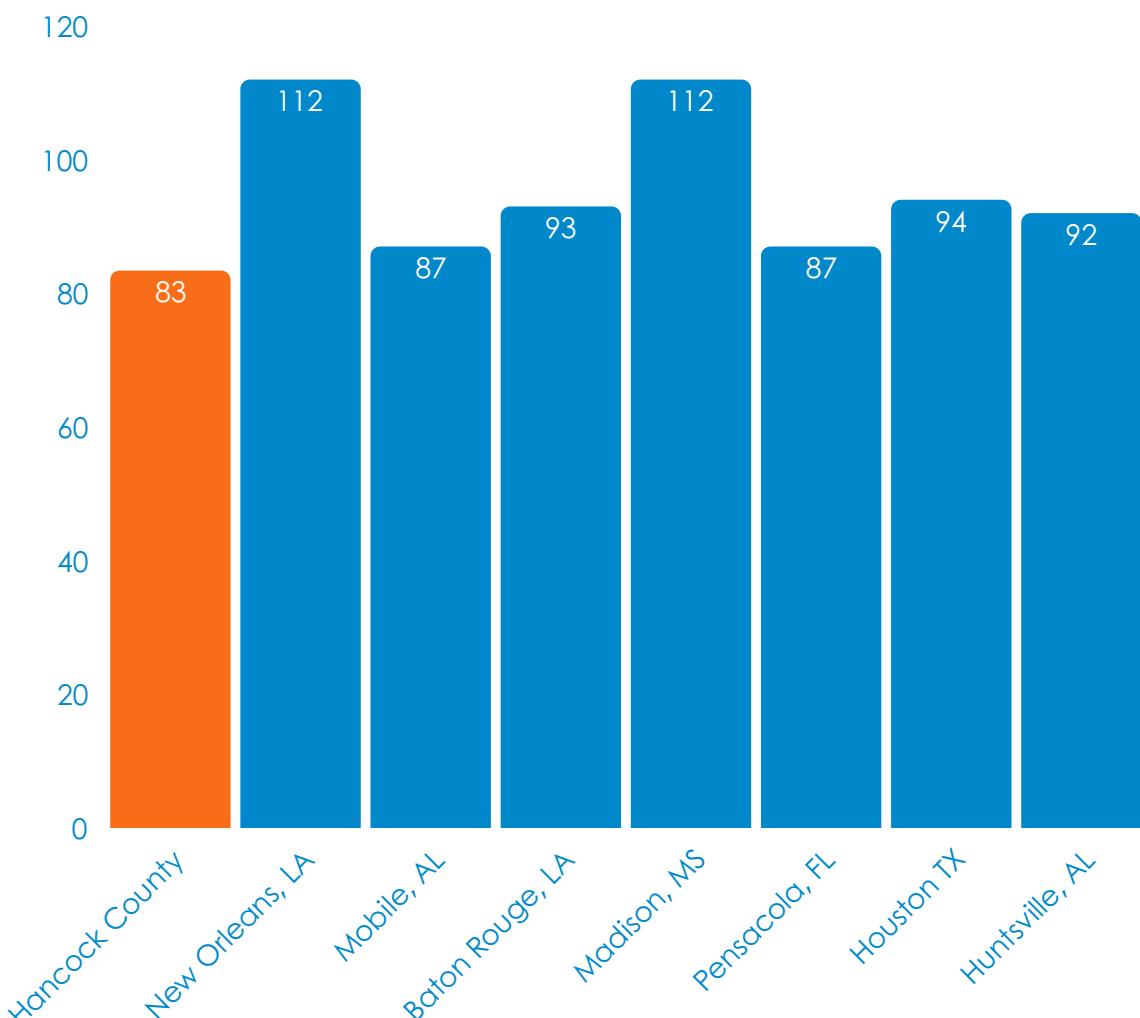
Cost of LIVING



In Hancock County, living comfortably is within reach, as the county's cost of living is 16.6% lower than the national average.

With a median household income of \$56,436 in 2024 and an average cost of living at \$39,002 per year, residents can enjoy a good quality of life without breaking the bank. Plus, with the 2024 average home sale price at \$270,000, buying a home is still an affordable option for many.

Overall Cost of Living Index of Major Nearby Areas
US Average :100



Real Estate INVESTMENT

| YEAR | # SOLD | AVG. DAYS ON MARKET | Avg. List Price | Median Sale Price |
|------|--------|---------------------|-----------------|-------------------|
| 2024 | 712 | 82 | \$411,988 | \$257,100 |
| 2023 | 693 | 65 | \$408,670 | \$260,083 |
| 2022 | 864 | 52 | \$398,809 | \$236,000 |
| 2021 | 936 | 48 | \$341,479 | \$199,300 |
| 2020 | 790 | 77 | \$288,086 | \$171,400 |

Hancock County is a diverse and welcoming place to call home, offering housing options for everyone—from apartment dwellers to growing families. As of January 2025, the average home sale price was \$250,000, making it an affordable choice aligned with the state's median home sale price of \$251,000 in 2024.

With home prices in Mississippi rising a small 2.6% over the past year and properties typically staying on the market for an average of 66 days, it's a great time to find a place that fits your needs.



Statewide



Hancock County



New Orleans, LA



Mobile, AL



Baton Rouge, LA



Madison, MS



Pensacola, FL

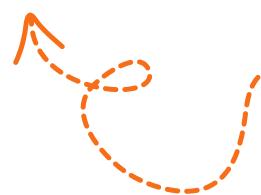


Houston, TX

A STONE'S THROW FROM *Everything*

| Location | Distance from Hancock County |
|-------------|------------------------------|
| New Orleans | 58 miles |
| Hattiesburg | 93 miles |
| Mobile | 109 miles |
| Baton Rouge | 115 miles |
| Jackson | 187 miles |
| Atlanta | 434 miles |
| Houston | 379 miles |

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I personally like to describe Hancock County as 'The Suburbs of the South'—we're close to just about everything, but far enough away from the busy chaos of the cities.

WILLIAM ADDISON
Lead Engineer at Sabic

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Hancock COMMUNITIES



Bay St. Louis

Bay St. Louis is an award winning community where history meets modern charm. With stunning historic homes, bold architecture, and fresh developments, it offers a laid-back yet vibrant lifestyle. Enjoy pristine beaches, bustling marinas, and a thriving arts scene. Housing ranges from charming cottages to breathtaking waterfront estates, offering spectacular views and the perfect blend of comfort and coastal luxury.



Diamondhead

Diamondhead is a dynamic master-planned community built for recreation and relaxation! With world-class golf courses, a premier country club, and endless outdoor activities, it's a haven for those who love an active yet laid-back lifestyle. Housing options range from stylish townhouses and cozy condominiums to spacious single-family homes, offering something for everyone in this vibrant coastal retreat.



Waveland

This laid-back beachfront town is all about coastal charm and community spirit! With affordable housing and direct access to the stunning Mississippi Sound, it's the perfect place to soak up the sun and enjoy a relaxed lifestyle. Housing options include a mix of character-filled older homes, modern new builds, and scenic waterfront properties, offering something for every beach lover!



Kiln

Known for its larger lots and open spaces, Kiln is perfect for those seeking privacy and a connection to nature. With Bay St. Louis and the Gulf Coast just a short drive away, residents enjoy country living with coastal conveniences. Housing is primarily single-family homes with spacious yards, ranging from classic Southern-style residences to newer developments, offering plenty of room to spread out and enjoy the peaceful surroundings.



Pearl River COMMUNITIES



Photo source: Jeff Rosenburg

Picayune

Located near the Louisiana border, Picayune provides convenient access to New Orleans while maintaining a quieter, more affordable lifestyle. The city features a variety of housing options, including single-family homes, apartments, and townhouses, catering to different budgets and preferences. Residents enjoy local parks, community events, and a strong sense of community. With good schools, local shopping, and nearby outdoor recreational opportunities, Picayune is an appealing choice for families, retirees, and professionals looking for a slower-paced lifestyle with urban amenities within reach.



Photo source: By Woodlot - Own work, CC BY-SA 3.0

Poplarville

Poplarville, the county seat of Pearl River County, is a charming small town with a close-knit community and deep roots in agriculture and forestry. It offers a peaceful, rural lifestyle with primarily single-family homes on larger lots, providing plenty of space and privacy. Residents enjoy local festivals, farmers' markets, and outdoor recreation, all contributing to the town's welcoming atmosphere. With quality schools and a strong sense of community, Poplarville is an excellent choice for those seeking a quieter, more relaxed way of life.

West Harrison COMMUNITIES



Pass Christian

Pass Christian is a historic coastal town known for its beautiful homes, scenic waterfront views, and relaxed atmosphere. Nestled along the Mississippi Gulf Coast, it offers a mix of well-preserved historic homes, modern new builds, and waterfront properties with stunning Gulf views. With its charming community, rich history, and laid-back coastal lifestyle, it's a perfect place for those seeking both elegance and tranquility by the water.



Long Beach

Long Beach is a welcoming, family-friendly community with great schools, plenty of parks, and a strong sense of community. It offers a variety of housing options, from single-family homes to apartments and condominiums, catering to different lifestyles and budgets. With local events, walking trails, and easy access to nearby cities, Long Beach provides a relaxed yet convenient place to call home.



Gulfport

Gulfport, Mississippi, is a vibrant coastal city known for its blend of urban amenities and relaxed beach-town charm. As the second-largest city in the state, it offers a variety of housing options, from modern condos to family homes, along with excellent schools, shopping, and dining. With a thriving economy, beautiful beaches, and plenty of parks and recreational activities, Gulfport is an attractive place for both families and professionals seeking a lively yet laid-back lifestyle.

“

Hancock County is a very family based, community orientated type atmosphere and feel. It has a lot of rich and deep culture from generations of families living here. The community really takes care of its people, in fact, it's all about the people—and that's what makes Hancock County so special.”

TISH WILLIAMS

Hancock County Chamber of Commerce Executive Director





THE WEATHER IS *Better* HERE!

| Month | Average High/Low Temps |
|-----------|------------------------|
| January | 59 / 47 |
| February | 63/57 |
| March | 69/57 |
| April | 75/63 |
| May | 81/70 |
| June | 87 / 77 |
| July | 88/78 |
| August | 89/78 |
| September | 85/74 |
| October | 78/65 |
| November | 68/56 |
| December | 63/51 |

Source: weather.com

Hancock County averages **216** sunny days every year!



“ How many people can take a golf cart to work? How many people can actually walk to work that aren't in a big city? You know, I can walk home for lunch every day, if I want to. I live on the beach. I look at the sand and the water every day of my life, and know I have a quality life.

TISH WILLIAMS

Hancock County Chamber of Commerce Executive Director

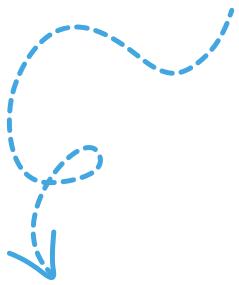
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Thriving ECONOMY



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Hancock County, Mississippi, is a dynamic economic hub driven by its strategic location and specialized industries.

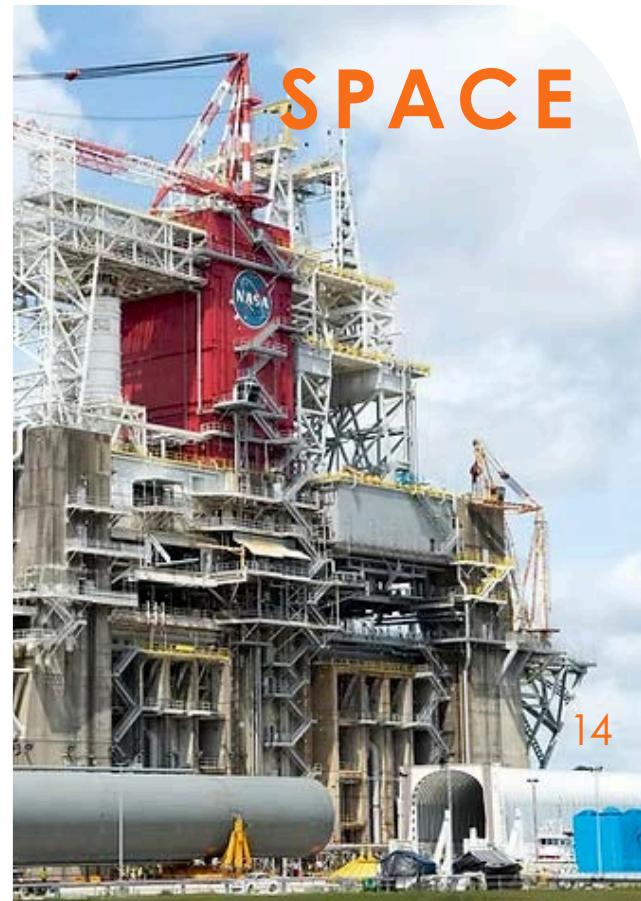
The county's economy is anchored by three key pillars: **port, air, and space.**

Port Bienville Industrial Park provides vital access to global markets, supporting logistics, manufacturing, and maritime industries. Stennis International Airport serves as a growing center for aerospace operations, business aviation, and cargo transport. Meanwhile, NASA's Stennis Space Center, one of the nation's premier rocket engine test facilities, fuels innovation in space exploration and attracts cutting-edge research and technology companies.

PORt



SPACE



AIR



Port Sector

The Port Bienville Industrial Park spans over 3,600 acres and is home to 14 global manufacturing companies. The industrial park offers logistical access to both water and rail transportation, which is excellent for businesses looking to expand their operations.

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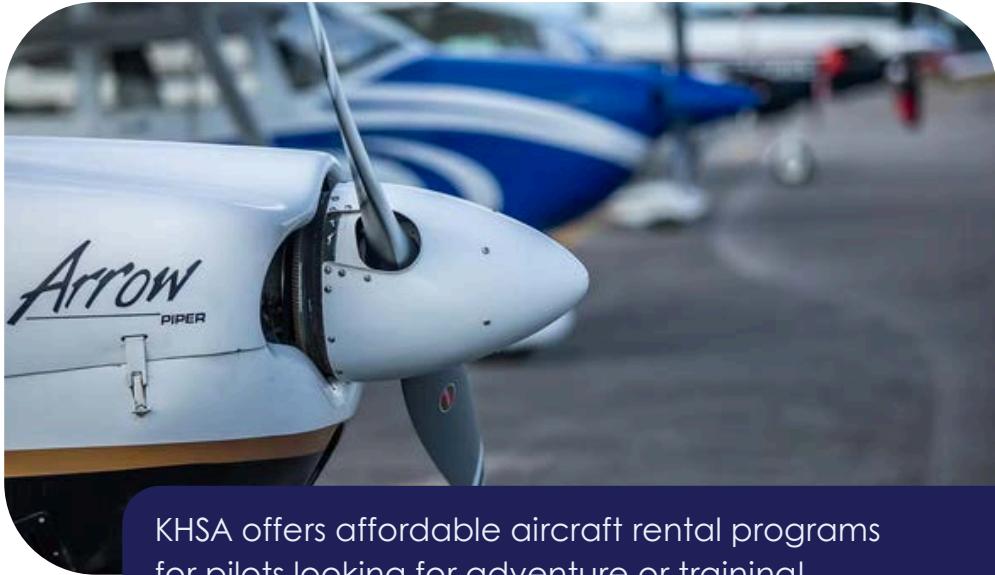


Over \$20 million has been invested in Port Bienville dock infrastructure since 2015.

Air Sector

Stennis International Airport is a public-use airport supporting both general aviation and military operations. It offers a range of services, including aircraft fueling, hangar rentals, air charter services, and flight training programs for aspiring pilots.

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KHSA offers affordable aircraft rental programs for pilots looking for adventure or training!

Space Sector

NASA Stennis Space Center is the nation's premier location for rocket propulsion testing. Home to a diverse group of federal and commercial tenants—including the U.S. Navy, the region's largest employer and budget driver—Stennis stands at the forefront of the nation's next chapter of space exploration.

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NASA maintains a 125,000 acre acoustical buffer zone during rocket engine testing.

With thriving industries in Port, Air and Space, Hancock County businesses employ an average of 20,700 people annually, and the area boasts an unemployment rate of just 3.0%



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Hancock County is also emerging as a hub for defense and blue technology, a sector focused on using innovative technology to promote the sustainability and health of ocean ecosystems while boosting economic growth—an ideal setting for companies and research organizations working on solutions like clean energy, sustainable fishing, and ocean conservation.



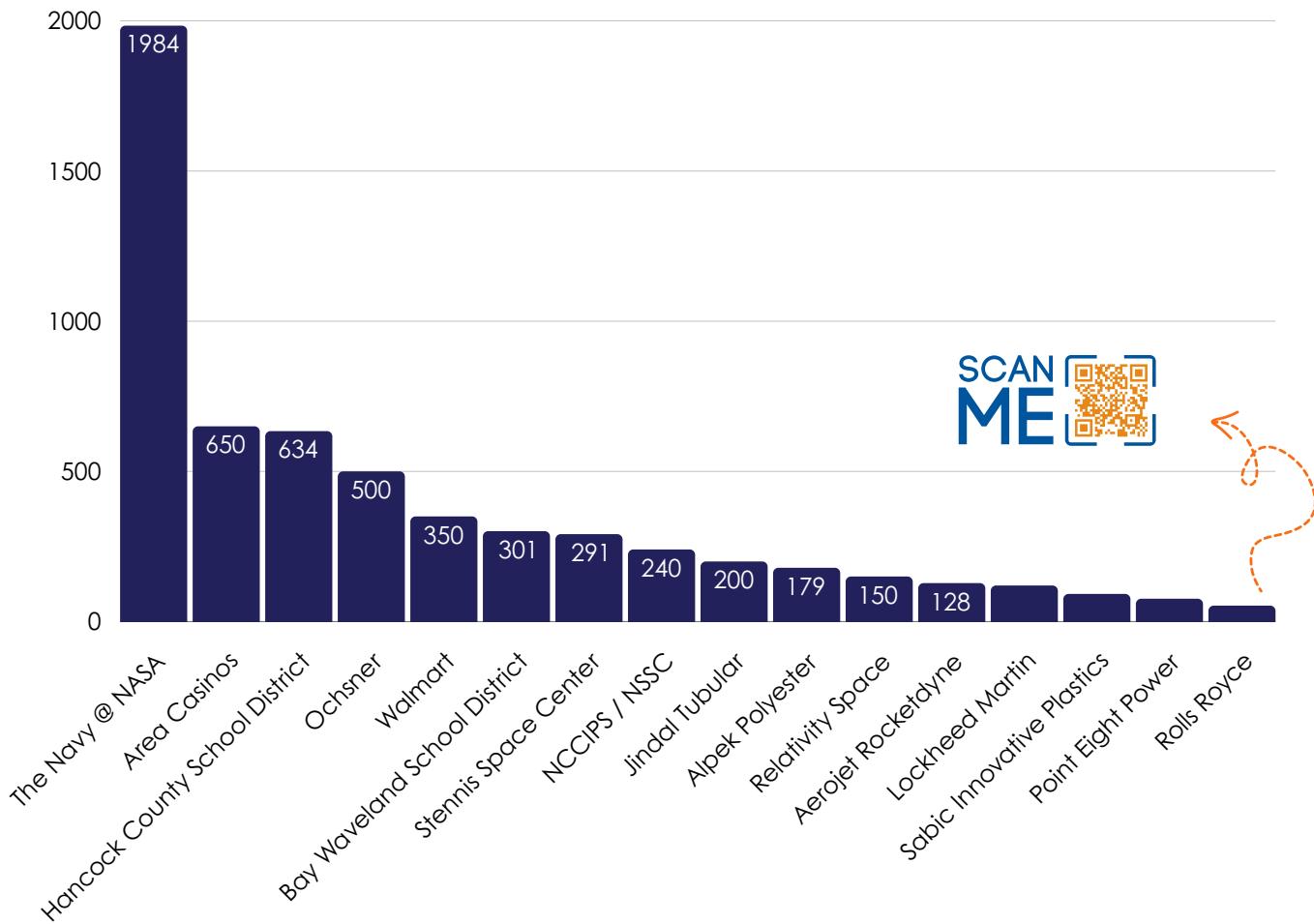
Photo source: <https://msnewsgroup.com/>

The National Center for Critical Information Processing and Storage (NCCIPS) is a federal shared services facility situated on 64 acres within NASA Stennis Space Center

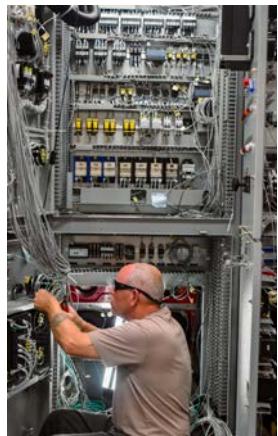


Employment BY THE NUMBERS

Hancock County's Top Employers by number of employees



More than just pretty cars! Rolls-Royce's Outdoor Jet Engine Testing Facility at Stennis Space Center is one of just three such sites in the world, where it conducts specialist development engine testing including noise, crosswind, thrust reverse, cyclic and endurance testing



Local BUSINESS



Magnolia Antiques is loved by locals and visitors alike and offers antiques, collectibles, pottery, ceramics, furniture, linens, art, tools, jewelry and more.

photo source: Magnolia Antiques

After Hurricane Katrina, The Blind Tiger was the first waterside rebuild. Founded by Jerry Fisher, this family-friendly beach bar offers live weekend music, a kids' sandbox, and fronts a newly built marina with 500 feet of piers, offering easy access for boats of all sizes.

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photo source: The Blind Tiger



The INFINITY Science Center offers hands-on exhibits and interactive programs in space, Earth science, and technology. Designed for all ages, it makes learning fun through exploration and discovery.



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photo source: Jourdan River Steamer

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Businesses that are deeply embedded in the community have a unique advantage because of the strong community-mindedness. The opportunities are out here if you are willing to be innovative and have good work ethic.

-REGAN KANE
BAY ST. LOUIS & HANCOCK COUNTY RESIDENT

Hancock County K-12TH GRADE

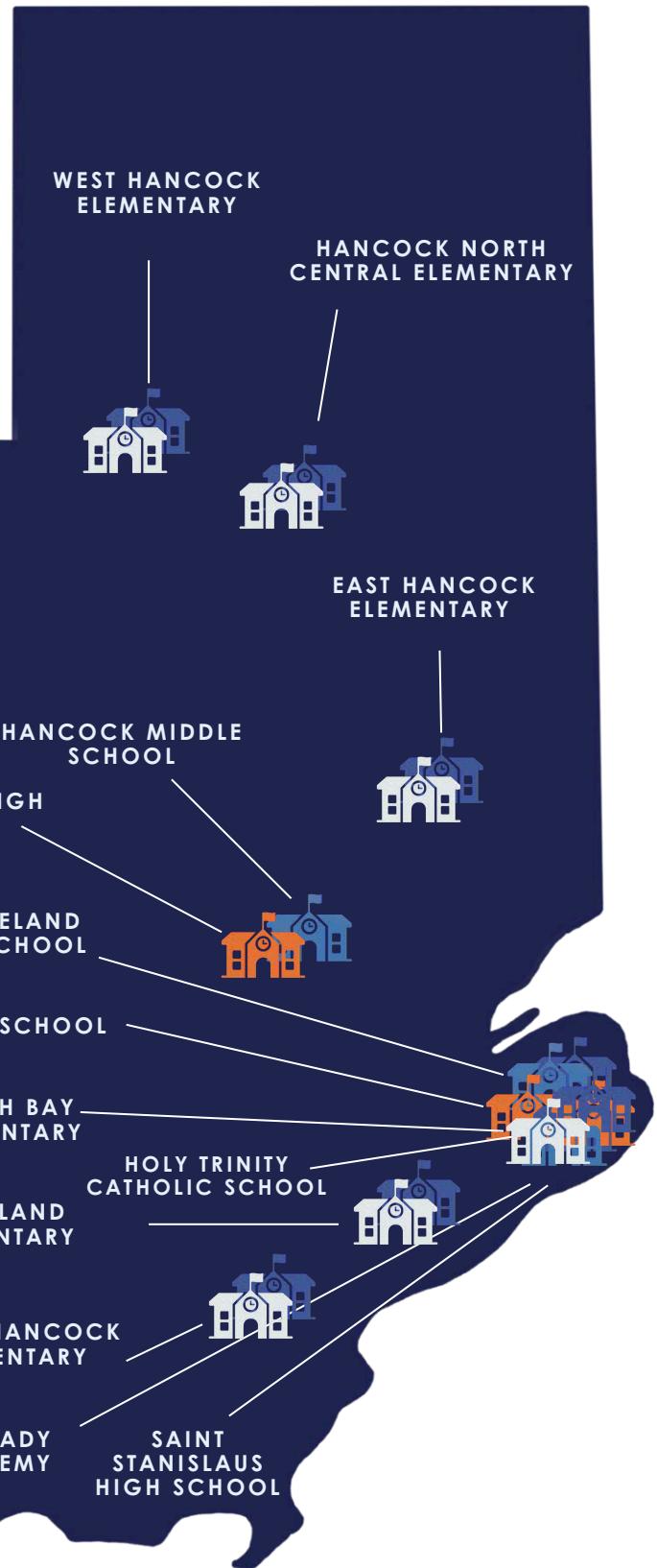
Hancock County offers families a robust educational landscape with 2 thriving school districts, a student-teacher ratio of 14:1 and a 100% teacher certification rate.

Hancock County School district impressively ranks 17th and Bay St. Louis-Waveland School District ranks 5th out of 145 Mississippi districts.

Hancock County and Bay St. Louis-Waveland School Districts offer 7 elementary schools, 2 middle schools, and 4 high schools

Our community is proud of our average graduation rate, which was **92.2%** in 2024!

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While the in-county schools are exceptional, Hancock County is also just a stone's throw away from other wonderful area school districts.



“ Mississippi can get kind of a bad rap for schooling. But in reality, the coastal areas of Mississippi actually have very good schooling... in fact, 4 of the top 10 best schools in Mississippi are nearby.

-JOHN BRDECKA
HANCOCK COUNTY LIBRARY SYSTEM EXECUTIVE DIRECTOR





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MISSISSIPPI
PORT • AIR • SPACE

“

The community is why I stay. People make you feel at home here, and I have never experienced anything like it.

-WILLIAM ADDISON
LEAD ENGINEER AT SABIC



For the lifelong LEARners

Hancock County, Mississippi, is a haven for lifelong learners, offering a wealth of educational and career development opportunities in a supportive and forward-thinking community.

Pearl River Community College's Hancock County Campus provides a diverse range of academic and career-technical programs, including associate degrees and workforce training certificates. **These programs equip students with the skills needed to excel in higher education or seamlessly transition into the workforce, meeting the demands of today's evolving job market.**

The County Tuition Assistance Program (CTAP), supported by Hancock County Port and Harbor Commission, further enhances accessibility by helping cover tuition costs at Pearl River Community College for eligible residents of Hancock county. **This initiative makes higher education more attainable for students who might otherwise face financial barriers, reinforcing the county's commitment to education at every level.**

Beyond formal education, the Hancock County Library System stands as a beacon for knowledge seekers. It is known for its outstanding services and strong local government support, with a contribution of \$35.50 per resident — the highest per capita funding level in the state. This robust funding ensures that a wide range of resources, programs, and technology are available to the public, fostering a culture of continuous learning, creativity, and community engagement. **From early childhood literacy programs to technology workshops and research support, the library plays an essential role in the lives of residents of all ages.**

“

We have the best library system in the state of Mississippi...we have a Career Tech Center with welding, law enforcement, nursing, robotics, architecture, and auto classes. They really have this workforce development mentality of trying to get locals engaged in the industries coming into Hancock County.

-JOHN BRDECKA
HANCOCK COUNTY LIBRARY SYSTEM EXECUTIVE DIRECTOR



Community LIVING

Second Saturdays in Full Swing

The Second Saturday of every month, Old Town Bay St. Louis and the Depot District come alive with families, bustling galleries, and busy restaurants. New art shows, live music at 100 Men Hall, and special shop events attract visitors from across the region. While Old Town stays vibrant year-round, this beloved weekend event has been a favorite for over two decades.

A Community That Celebrates Together

Hancock County thrives on a strong sense of community, where locals come together to celebrate culture, art, and tradition. Festivals and events foster connections between neighbors and invite visitors to experience the area's unique charm. This spirit of togetherness fuels an event-packed calendar, keeping the county buzzing all year long.

Seasonal Festivities and Local Traditions

The excitement continues with Carnival season and Mardi Gras, a tradition that brings color and music to the streets. As spring arrives, home and garden tours and the Arts Alive! festival highlight the county's beauty. Every third Wednesday, the Depot hosts live entertainment, a chance for everyone to come together to celebrate life and unwind.

Flavors That Bring People Together

Food festivals are a key part of Hancock County's culture. From St. Rose's BBQ and Blues Festival to St. Clare's Seafood Festival and the Our Lady of the Gulf CrabFest, these events celebrate local flavors and bring the community together. In May, Pirate Day in the Bay offers a fun, family-friendly tribute to the area's swashbuckling past - an annual tradition the locals love.

Fall Fun and Coastal Cruising

Fall brings the Hancock County Fair and Diamondhead's Arts and Crafts Festival. In October, Cruisin' the Coast draws classic car enthusiasts for a weeklong celebration of automotive history - something that visitors from near and far flock to see.

A Heartwarming Holiday Season

Every year wraps up with Snowflakes in the Bay and the Christmas Parade, filling Hancock County with holiday cheer. With every season that passes, the county thrives just a little more on these shared traditions, making this community a truly special place to call home.

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If I didn't already live here, this is where I would move. You can leave your doors unlocked, you can let your kids run around—it's a very safe place to raise your family.

-JERILYN DRYDEN
DIAMONDHEAD RESIDENT







HANCOCK
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Want to dig a little deeper
into all that Hancock
County has to offer?

Check out our website!



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