

Monthly Indicators



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings in the Central Mississippi REALTORS® service area decreased 3.4 percent to 684. Pending Sales increased 5.3 percent to 561. Inventory increased 13.4 percent to 1,804.

Median Sales Price increased 5.5 percent from \$246,278 to \$259,900. Days on Market increased 31.7 percent to 79. Months Supply of Inventory increased 17.6 percent to 4.0.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

- 0.4%

Change in
Closed Sales

+ 5.5%

Change in
Median Sales Price

+ 13.4%

Change in
Homes for Sale

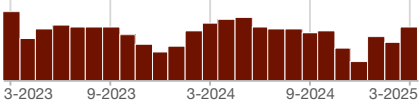
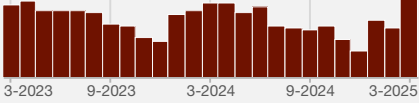
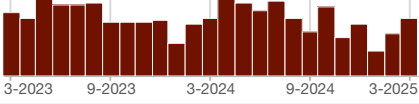
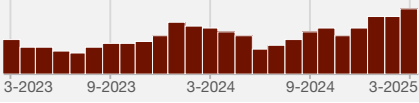
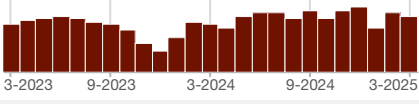
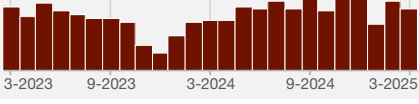
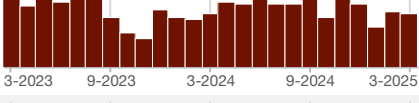

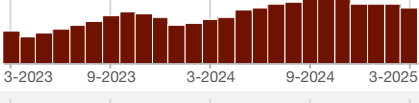
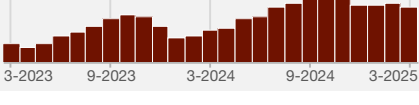
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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All Residential Properties

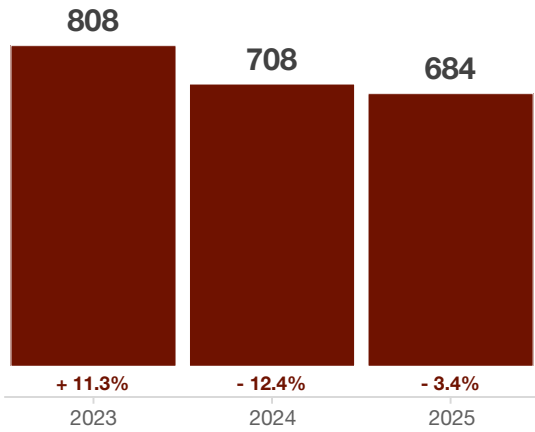
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		708	684	- 3.4%	1,853	1,814	- 2.1%
Pending Sales		533	561	+ 5.3%	1,516	1,435	- 5.3%
Closed Sales		457	455	- 0.4%	1,230	1,155	- 6.1%
Days on Market Until Sale		60	79	+ 31.7%	62	74	+ 19.4%
Median Sales Price		\$246,278	\$259,900	+ 5.5%	\$240,000	\$259,000	+ 7.9%
Average Sales Price		\$267,012	\$280,859	+ 5.2%	\$260,164	\$279,886	+ 7.6%
Percent of List Price Received		96.4%	96.3%	- 0.1%	96.3%	96.2%	- 0.1%
Housing Affordability Index		104	99	- 4.8%	106	100	- 5.7%
Inventory of Homes for Sale		1,591	1,804	+ 13.4%	—	—	—
Months Supply of Inventory		3.4	4.0	+ 17.6%	—	—	—

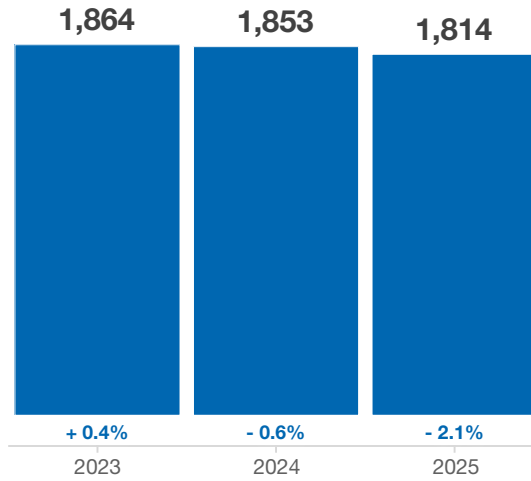
New Listings

A count of the properties that have been newly listed on the market in a given month.

March

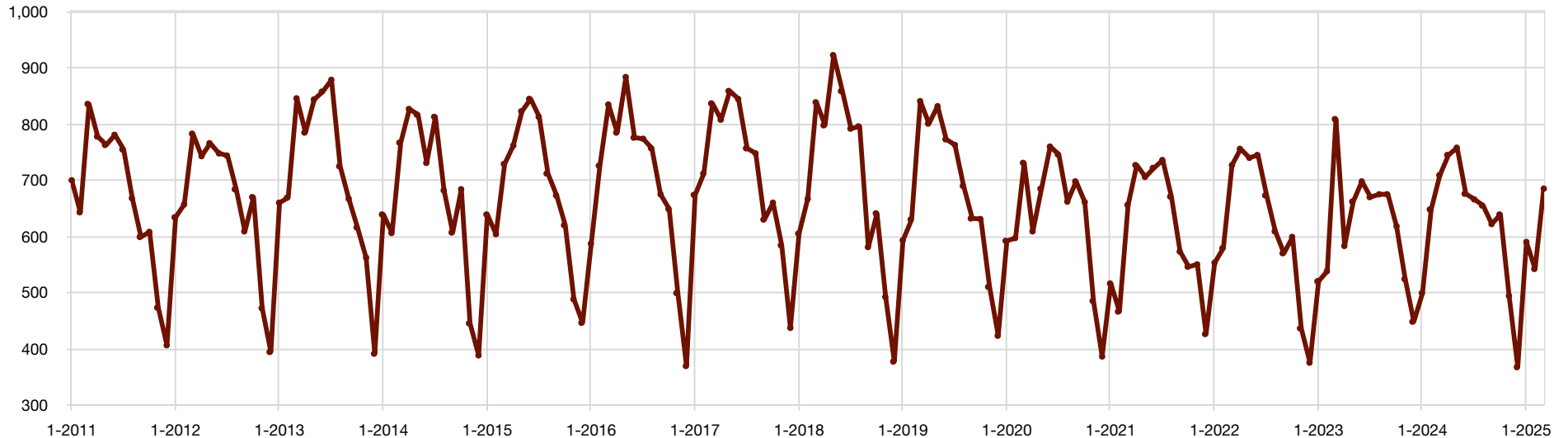


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Apr-2024	744	582	+ 27.8%
May-2024	757	661	+ 14.5%
Jun-2024	675	697	- 3.2%
Jul-2024	665	669	- 0.6%
Aug-2024	654	674	- 3.0%
Sep-2024	621	674	- 7.9%
Oct-2024	638	617	+ 3.4%
Nov-2024	493	523	- 5.7%
Dec-2024	366	447	- 18.1%
Jan-2025	589	498	+ 18.3%
Feb-2025	541	647	- 16.4%
Mar-2025	684	708	- 3.4%
12-Month Avg	619	616	+ 0.5%

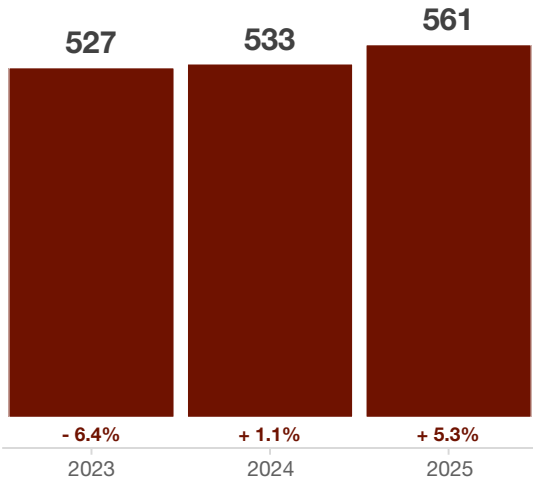
Historical New Listings by Month



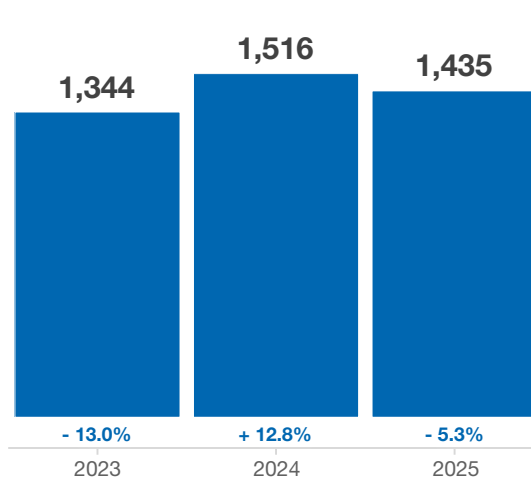
Pending Sales

A count of the properties on which offers have been accepted in a given month.

March

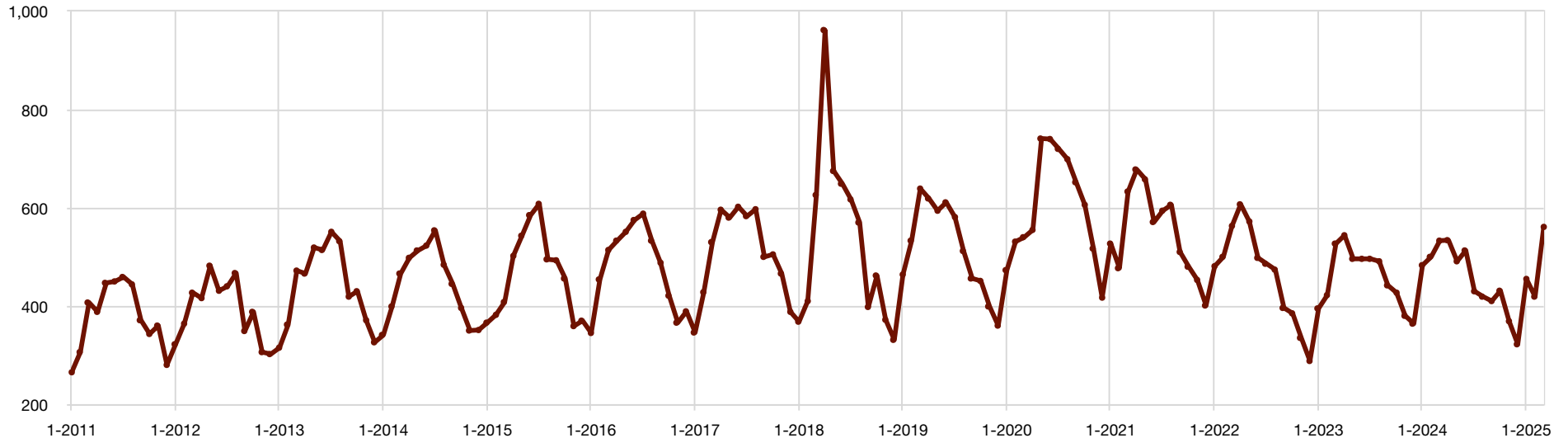


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Apr-2024	534	544	- 1.8%
May-2024	491	496	- 1.0%
Jun-2024	513	496	+ 3.4%
Jul-2024	430	496	- 13.3%
Aug-2024	419	491	- 14.7%
Sep-2024	410	442	- 7.2%
Oct-2024	431	427	+ 0.9%
Nov-2024	369	380	- 2.9%
Dec-2024	322	364	- 11.5%
Jan-2025	455	483	- 5.8%
Feb-2025	419	500	- 16.2%
Mar-2025	561	533	+ 5.3%
12-Month Avg	446	471	- 5.3%

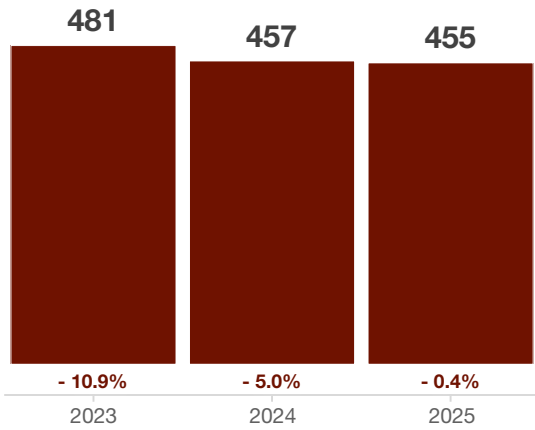
Historical Pending Sales by Month



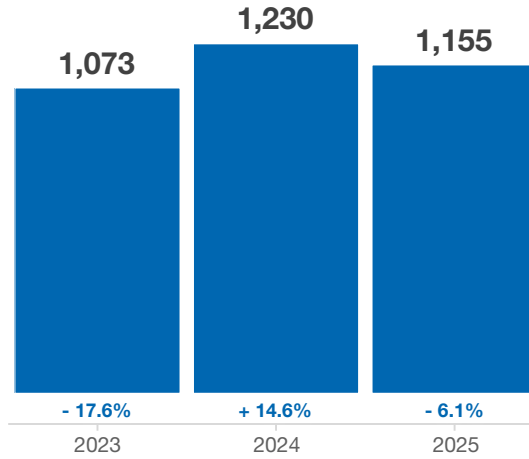
Closed Sales

A count of the actual sales that closed in a given month.

March

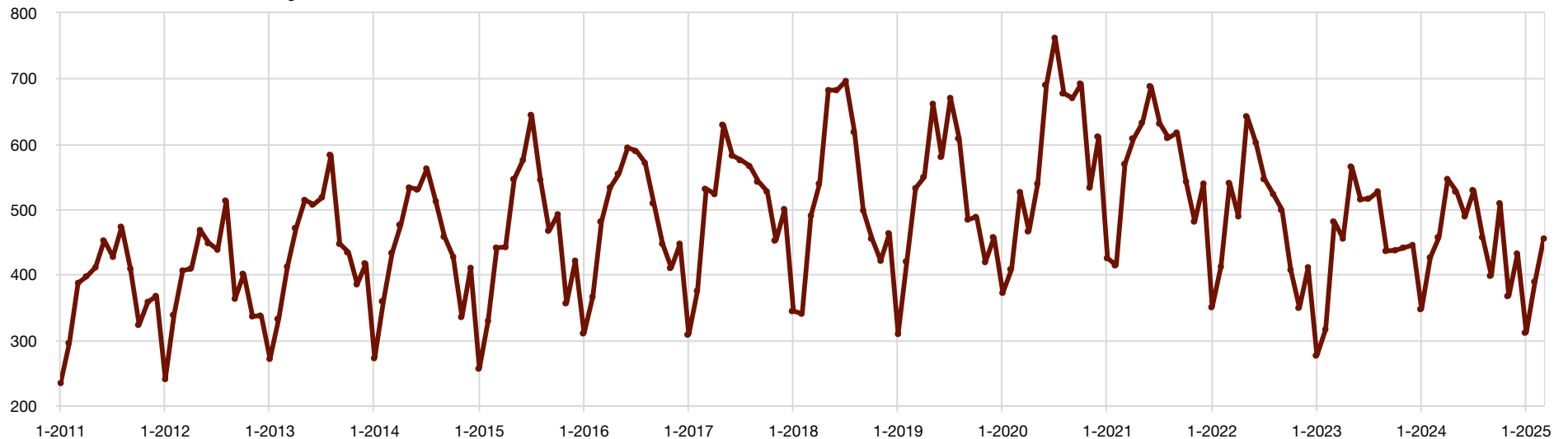


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Apr-2024	455	+ 20.0%
May-2024	565	- 6.7%
Jun-2024	515	- 5.0%
Jul-2024	516	+ 2.5%
Aug-2024	527	- 13.3%
Sep-2024	436	- 8.7%
Oct-2024	437	+ 16.5%
Nov-2024	441	- 16.8%
Dec-2024	445	- 2.9%
Jan-2025	347	- 10.4%
Feb-2025	426	- 8.7%
Mar-2025	457	- 0.4%
12-Month Avg	451	- 2.8%

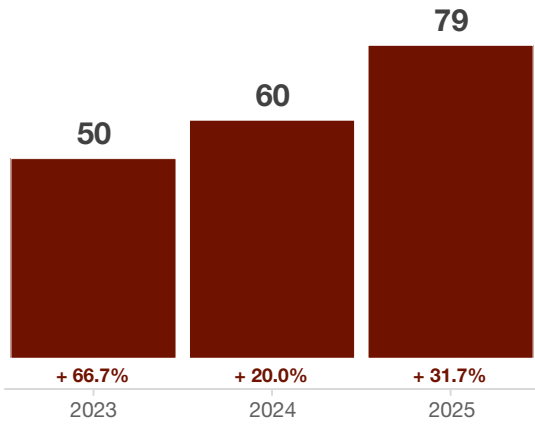
Historical Closed Sales by Month



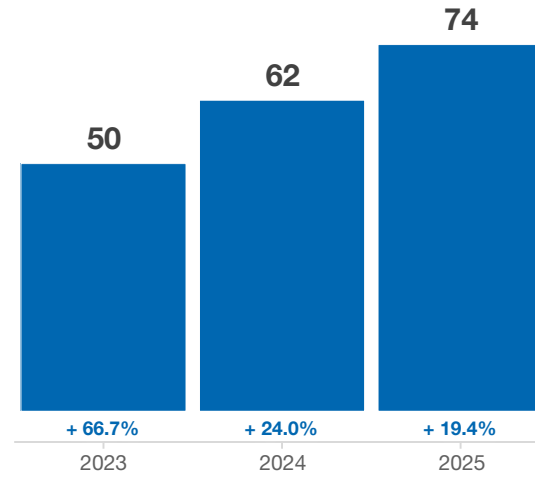
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

March



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Apr-2024	57	44	+ 29.5%
May-2024	54	43	+ 25.6%
Jun-2024	42	40	+ 5.0%
Jul-2024	46	39	+ 17.9%
Aug-2024	50	44	+ 13.6%
Sep-2024	57	48	+ 18.8%
Oct-2024	61	48	+ 27.1%
Nov-2024	54	48	+ 12.5%
Dec-2024	61	54	+ 13.0%
Jan-2025	71	66	+ 7.6%
Feb-2025	71	62	+ 14.5%
Mar-2025	79	60	+ 31.7%
12-Month Avg*	58	49	+ 18.1%

* Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

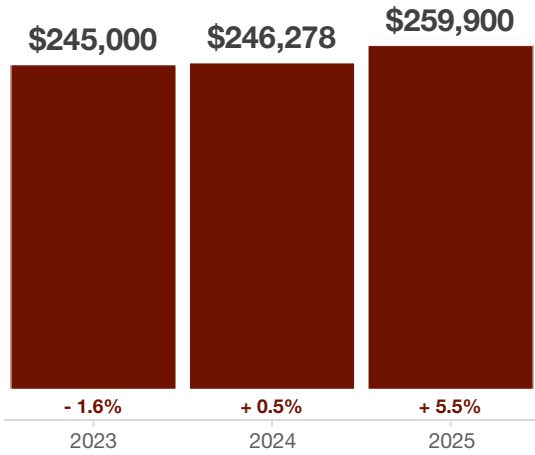
Historical Days on Market Until Sale by Month



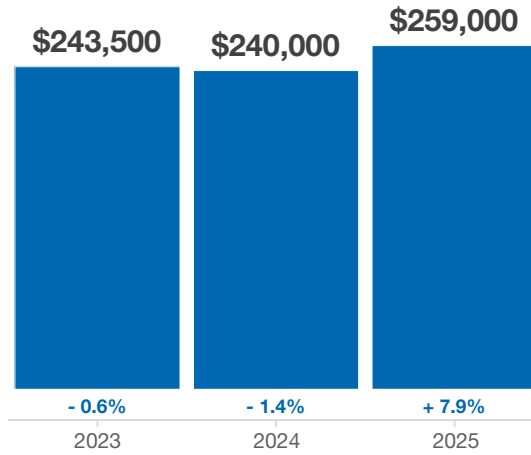
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

March



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Apr-2024	\$239,500	\$252,000	- 5.0%
May-2024	\$259,000	\$255,000	+ 1.6%
Jun-2024	\$264,500	\$259,000	+ 2.1%
Jul-2024	\$265,000	\$255,000	+ 3.9%
Aug-2024	\$254,900	\$250,000	+ 2.0%
Sep-2024	\$268,150	\$245,500	+ 9.2%
Oct-2024	\$256,000	\$236,000	+ 8.5%
Nov-2024	\$269,900	\$210,000	+ 28.5%
Dec-2024	\$274,500	\$199,000	+ 37.9%
Jan-2025	\$240,000	\$220,000	+ 9.1%
Feb-2025	\$267,000	\$250,000	+ 6.8%
Mar-2025	\$259,900	\$246,278	+ 5.5%
12-Month Avg*	\$260,000	\$244,000	+ 6.6%

* Median Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

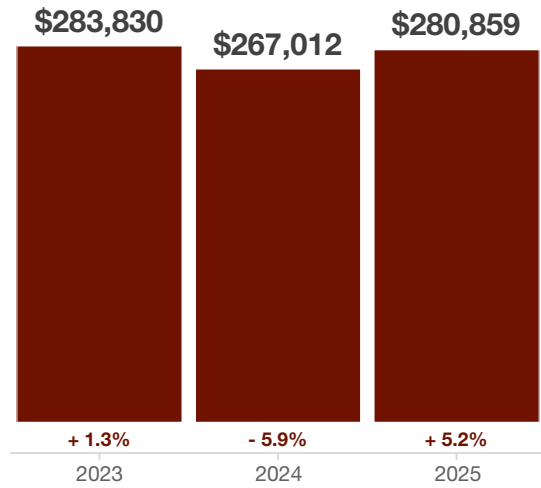
Historical Median Sales Price by Month



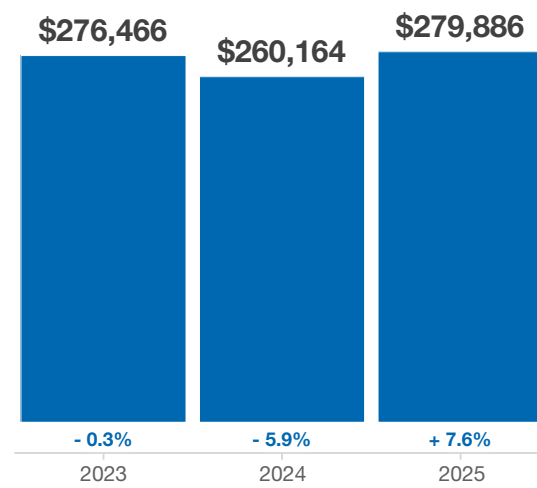
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

March



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Apr-2024	\$266,041	\$271,557	- 2.0%
May-2024	\$284,472	\$290,099	- 1.9%
Jun-2024	\$282,400	\$279,876	+ 0.9%
Jul-2024	\$290,930	\$273,037	+ 6.6%
Aug-2024	\$280,788	\$269,263	+ 4.3%
Sep-2024	\$293,408	\$270,210	+ 8.6%
Oct-2024	\$278,791	\$262,940	+ 6.0%
Nov-2024	\$296,781	\$233,893	+ 26.9%
Dec-2024	\$304,896	\$222,313	+ 37.1%
Jan-2025	\$261,978	\$245,613	+ 6.7%
Feb-2025	\$293,070	\$264,629	+ 10.7%
Mar-2025	\$280,859	\$267,012	+ 5.2%
12-Month Avg*	\$284,402	\$263,903	+ 7.8%

* Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

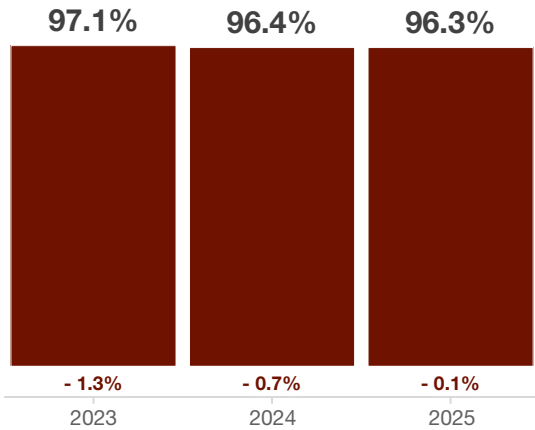
Historical Average Sales Price by Month



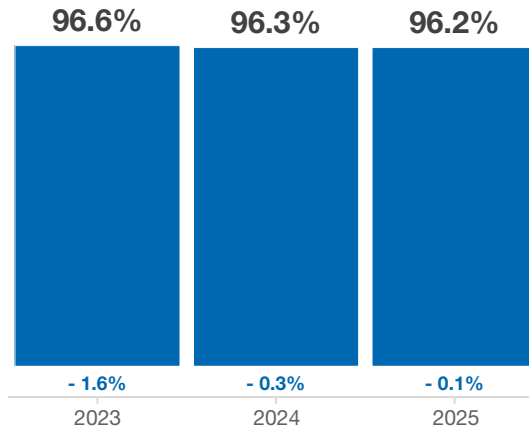
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

March



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Apr-2024	96.9%	96.7%	+ 0.2%
May-2024	96.8%	97.2%	- 0.4%
Jun-2024	97.1%	96.9%	+ 0.2%
Jul-2024	96.8%	97.3%	- 0.5%
Aug-2024	96.8%	97.3%	- 0.5%
Sep-2024	97.3%	96.2%	+ 1.1%
Oct-2024	96.2%	95.5%	+ 0.7%
Nov-2024	97.1%	95.3%	+ 1.9%
Dec-2024	96.8%	96.6%	+ 0.2%
Jan-2025	95.8%	96.2%	- 0.4%
Feb-2025	96.5%	96.1%	+ 0.4%
Mar-2025	96.3%	96.4%	- 0.1%
12-Month Avg*	96.7%	96.5%	+ 0.2%

* Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

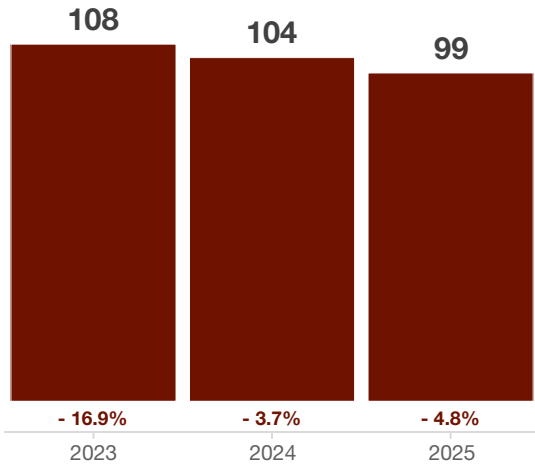
Historical Percent of List Price Received by Month



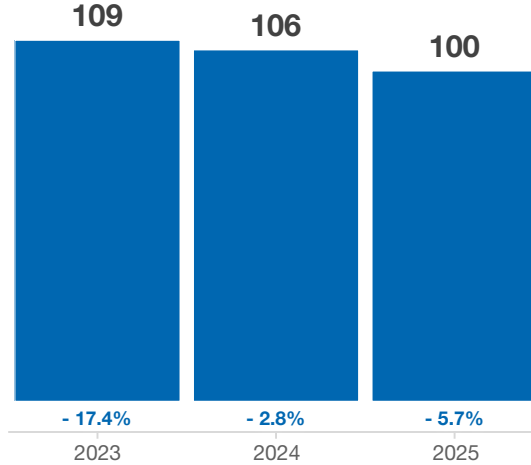
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March

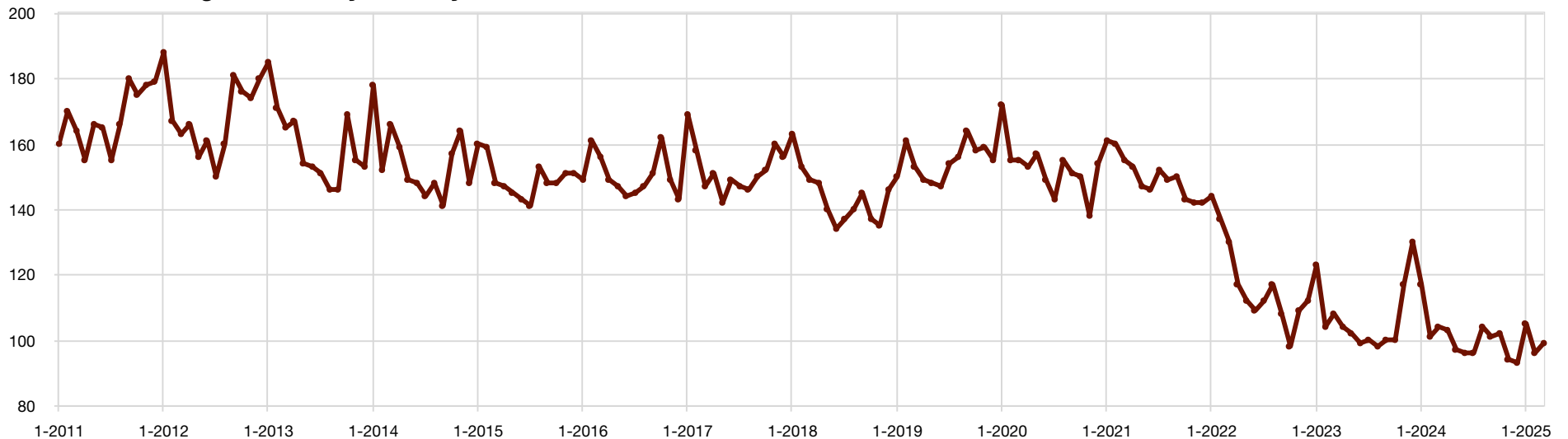


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Apr-2024	103	104	- 1.0%
May-2024	97	102	- 4.9%
Jun-2024	96	99	- 3.0%
Jul-2024	96	100	- 4.0%
Aug-2024	104	98	+ 6.1%
Sep-2024	101	100	+ 1.0%
Oct-2024	102	100	+ 2.0%
Nov-2024	94	117	- 19.7%
Dec-2024	93	130	- 28.5%
Jan-2025	105	117	- 10.3%
Feb-2025	96	101	- 5.0%
Mar-2025	99	104	- 4.8%
12-Month Avg	99	106	- 6.6%

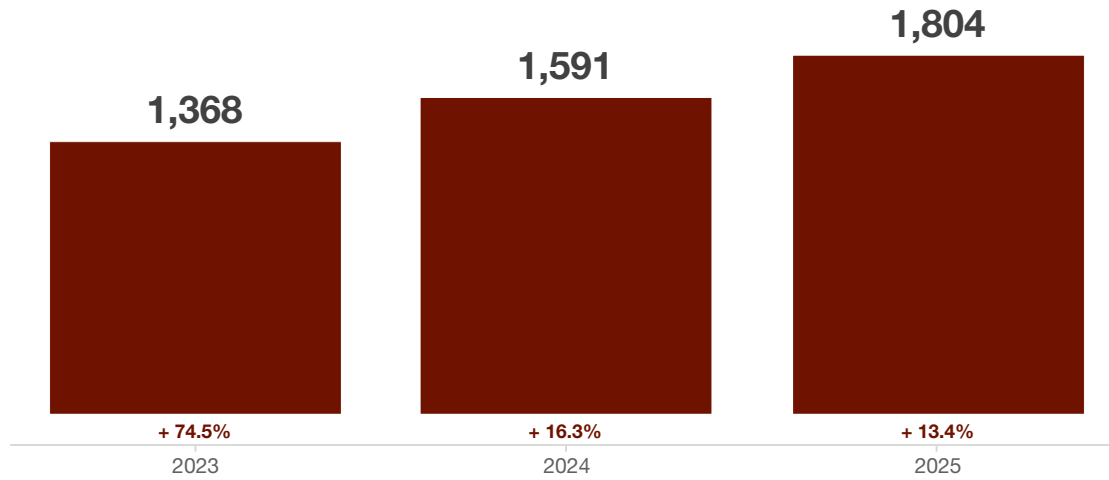
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

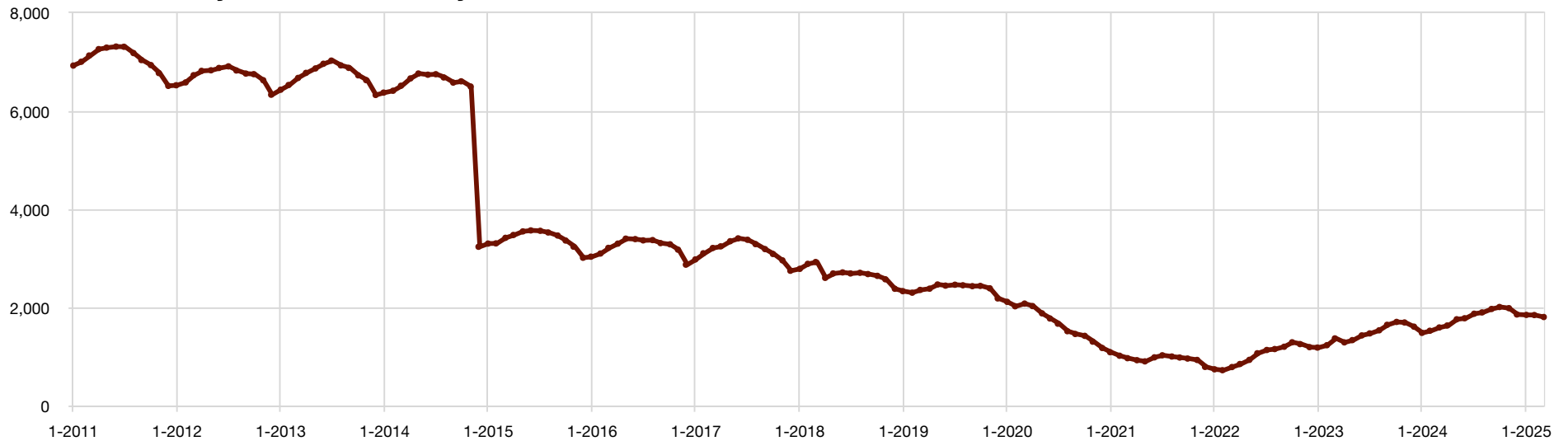
The number of properties available for sale in active status at the end of a given month.

March



Homes for Sale	Prior Year	Year-Over-Year Change
Apr-2024	1,631	1,287 + 26.7%
May-2024	1,758	1,333 + 31.9%
Jun-2024	1,779	1,429 + 24.5%
Jul-2024	1,871	1,470 + 27.3%
Aug-2024	1,898	1,533 + 23.8%
Sep-2024	1,968	1,645 + 19.6%
Oct-2024	2,008	1,704 + 17.8%
Nov-2024	1,984	1,693 + 17.2%
Dec-2024	1,856	1,607 + 15.5%
Jan-2025	1,847	1,481 + 24.7%
Feb-2025	1,844	1,524 + 21.0%
Mar-2025	1,804	1,591 + 13.4%
12-Month Avg	1,854	1,525 + 21.6%

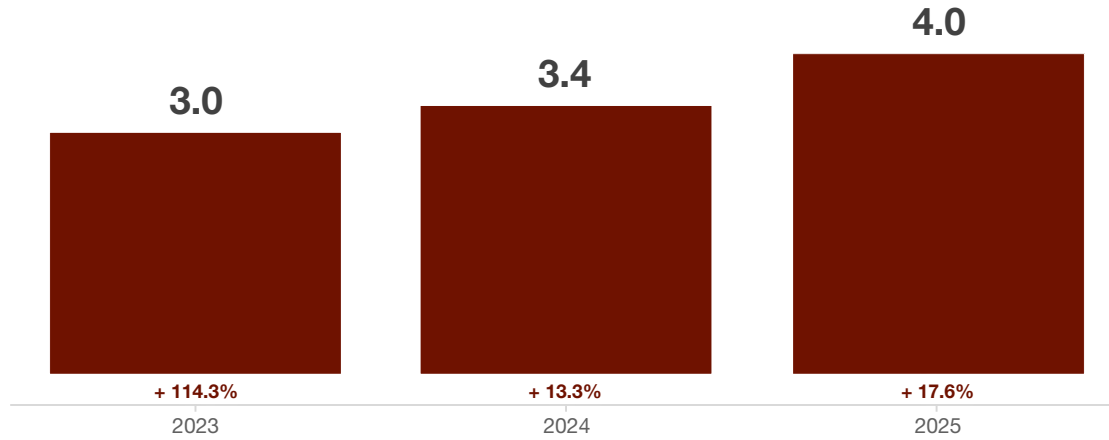
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

March



Months Supply	Prior Year	Year-Over-Year Change
Apr-2024	2.9	+ 20.7%
May-2024	3.0	+ 23.3%
Jun-2024	3.3	+ 15.2%
Jul-2024	3.4	+ 17.6%
Aug-2024	3.5	+ 17.1%
Sep-2024	3.7	+ 16.2%
Oct-2024	3.8	+ 15.8%
Nov-2024	3.8	+ 13.2%
Dec-2024	3.5	+ 17.1%
Jan-2025	3.2	+ 28.1%
Feb-2025	3.2	+ 31.3%
Mar-2025	3.4	+ 17.6%
12-Month Avg*	4.0	+ 19.4%

* Months Supply for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

