

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the Central Mississippi REALTORS® service area increased 9.7 percent to 768. Pending Sales increased 11.0 percent to 645. Inventory increased 3.7 percent to 1,955.

Median Sales Price increased 1.3 percent from \$274,000 to \$277,425. Days on Market decreased 6.8 percent to 68. Months Supply of Inventory were dead even with last year.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 19.5%

Change in
Closed Sales

+ 1.3%

Change in
Median Sales Price

+ 3.7%

Change in
Homes for Sale

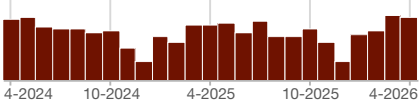
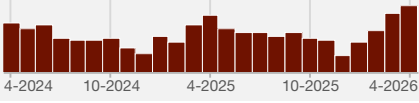





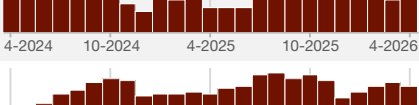
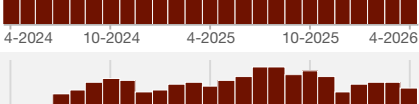
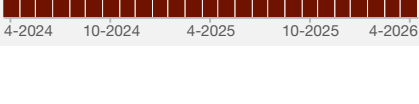
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

All Residential Properties	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



All Residential Properties

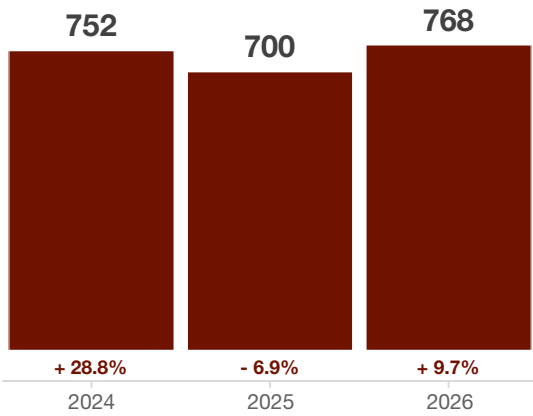
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		700	768	+ 9.7%	2,530	2,796	+ 10.5%
Pending Sales		581	645	+ 11.0%	1,954	2,119	+ 8.4%
Closed Sales		435	520	+ 19.5%	1,600	1,660	+ 3.8%
Days on Market Until Sale		73	68	- 6.8%	73	73	0.0%
Median Sales Price		\$274,000	\$277,425	+ 1.3%	\$262,000	\$272,000	+ 3.8%
Average Sales Price		\$310,023	\$308,797	- 0.4%	\$288,549	\$299,172	+ 3.7%
Percent of List Price Received		97.0%	96.6%	- 0.4%	96.5%	96.6%	+ 0.1%
Housing Affordability Index		97	100	+ 3.1%	101	102	+ 1.0%
Inventory of Homes for Sale		1,886	1,955	+ 3.7%	—	—	—
Months Supply of Inventory		4.2	4.2	0.0%	—	—	—

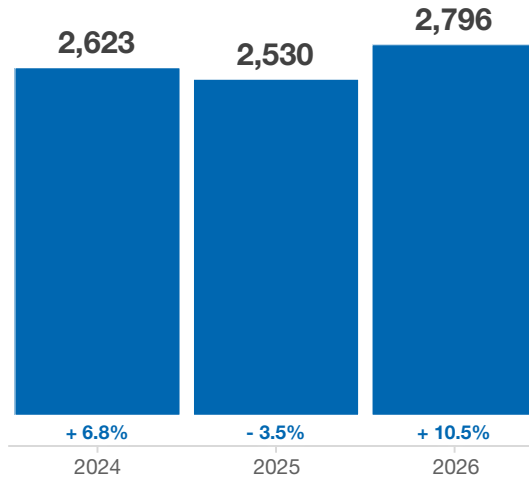
New Listings

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

April

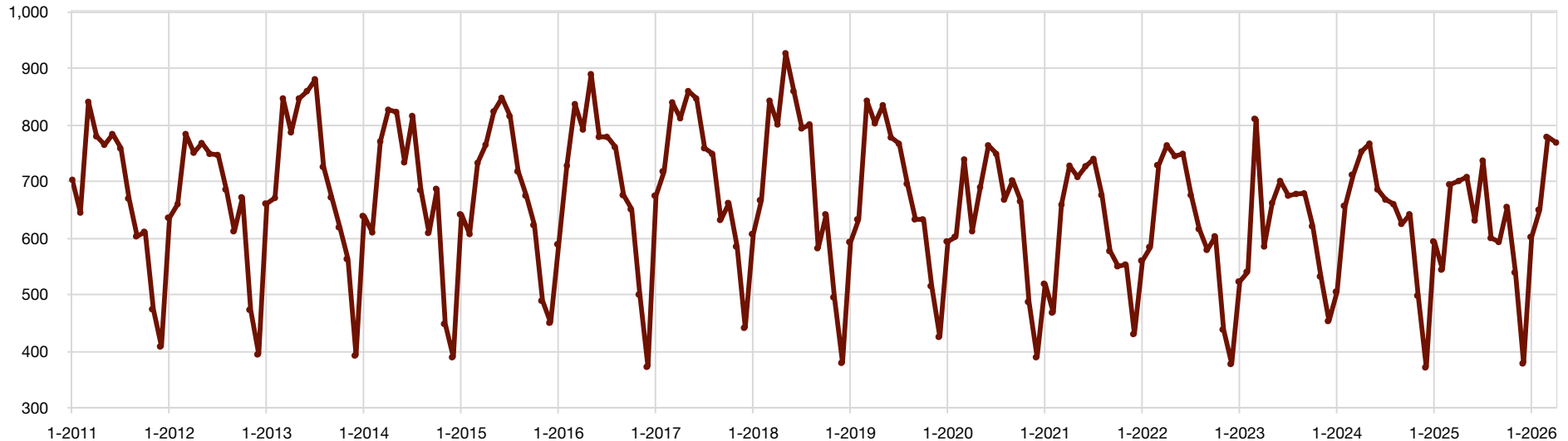


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
May-2025	707	766	- 7.7%
Jun-2025	630	685	- 8.0%
Jul-2025	736	667	+ 10.3%
Aug-2025	599	659	- 9.1%
Sep-2025	592	624	- 5.1%
Oct-2025	654	641	+ 2.0%
Nov-2025	538	497	+ 8.2%
Dec-2025	377	370	+ 1.9%
Jan-2026	601	593	+ 1.3%
Feb-2026	649	543	+ 19.5%
Mar-2026	778	694	+ 12.1%
Apr-2026	768	700	+ 9.7%
12-Month Avg	636	620	+ 2.6%

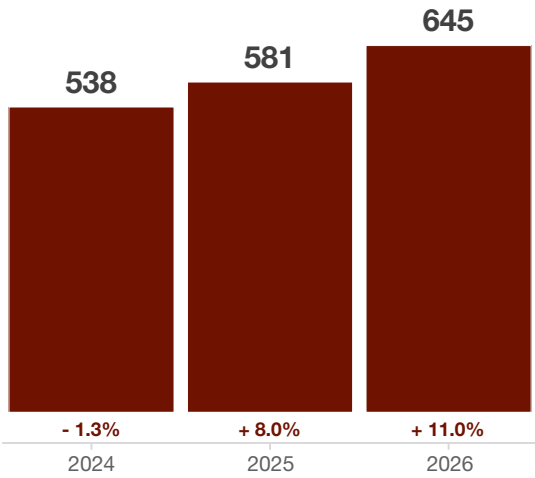
Historical New Listings by Month



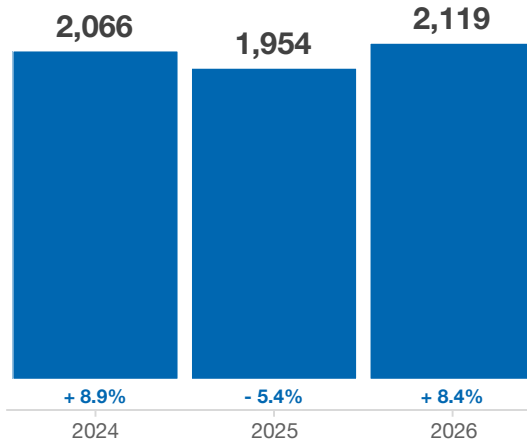
Pending Sales

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

April

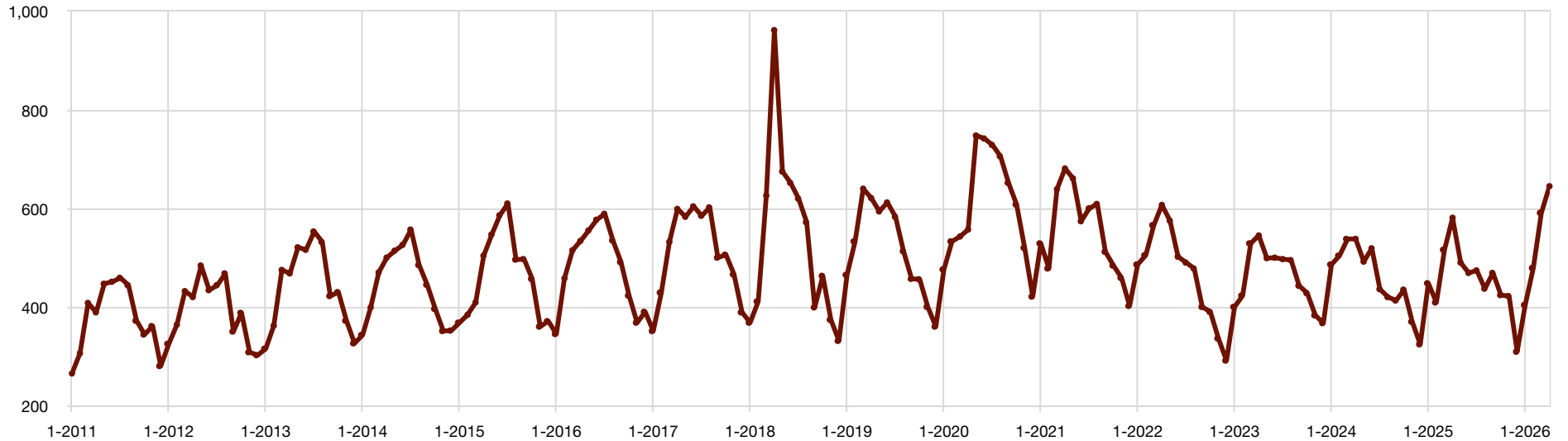


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
May-2025	490	492	- 0.4%
Jun-2025	469	519	- 9.6%
Jul-2025	474	436	+ 8.7%
Aug-2025	437	420	+ 4.0%
Sep-2025	469	413	+ 13.6%
Oct-2025	424	435	- 2.5%
Nov-2025	422	370	+ 14.1%
Dec-2025	309	324	- 4.6%
Jan-2026	404	448	- 9.8%
Feb-2026	479	409	+ 17.1%
Mar-2026	591	516	+ 14.5%
Apr-2026	645	581	+ 11.0%
12-Month Avg	468	447	+ 4.7%

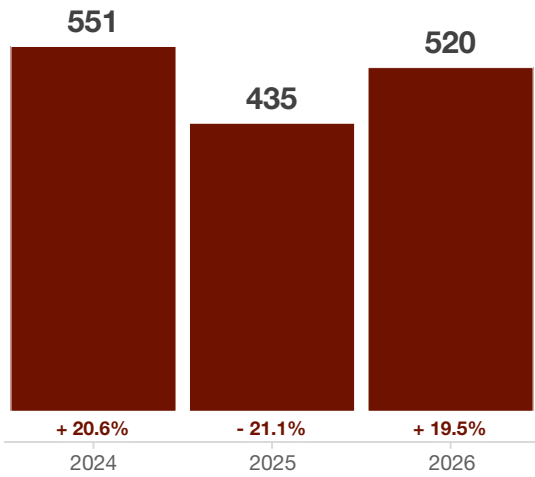
Historical Pending Sales by Month



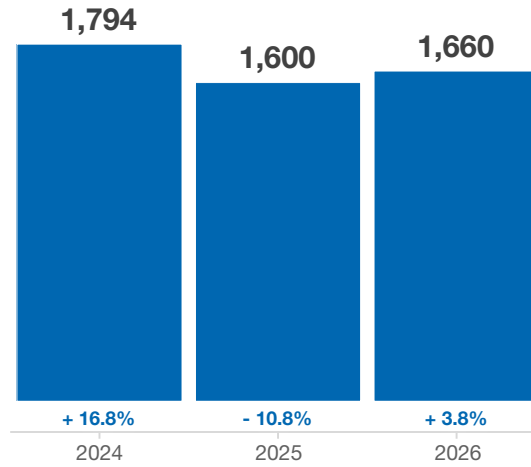
Closed Sales

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

April

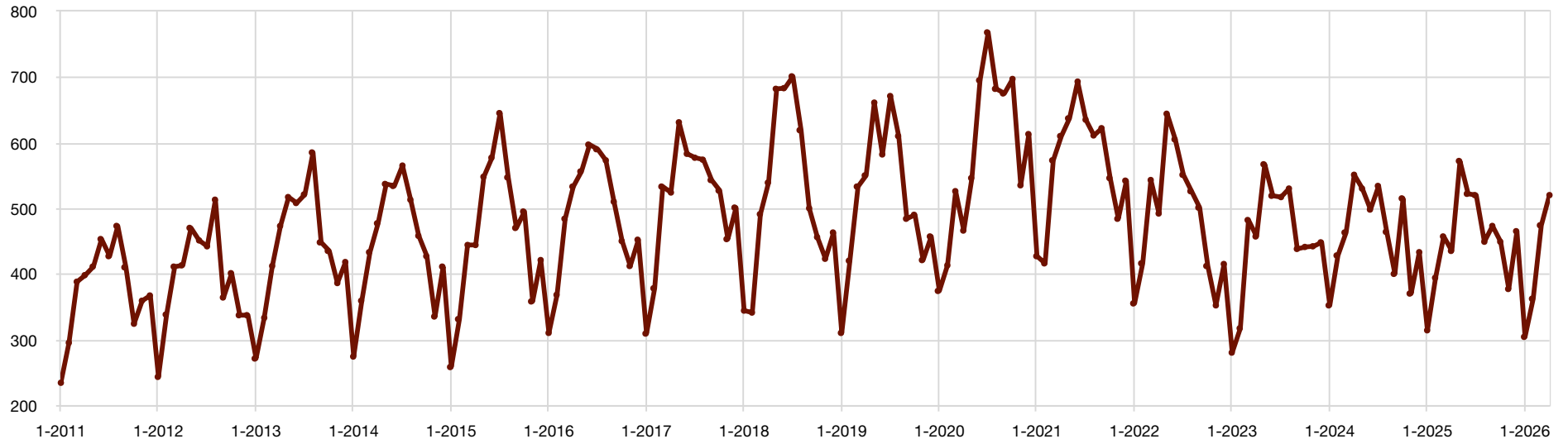


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change	
May-2025	572	530	+ 7.9%
Jun-2025	522	498	+ 4.8%
Jul-2025	520	534	- 2.6%
Aug-2025	449	464	- 3.2%
Sep-2025	473	400	+ 18.3%
Oct-2025	449	515	- 12.8%
Nov-2025	377	370	+ 1.9%
Dec-2025	465	433	+ 7.4%
Jan-2026	304	314	- 3.2%
Feb-2026	362	394	- 8.1%
Mar-2026	474	457	+ 3.7%
Apr-2026	520	435	+ 19.5%
12-Month Avg	457	445	+ 2.7%

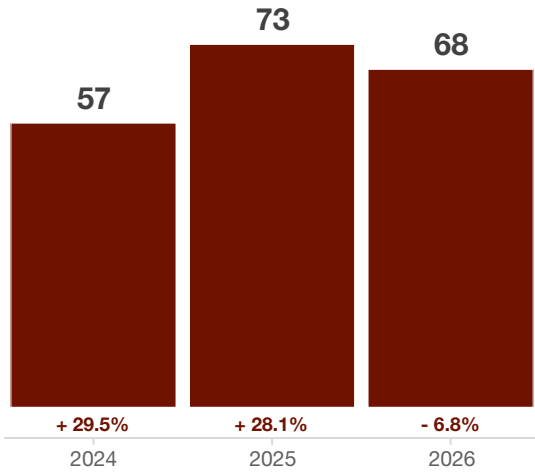
Historical Closed Sales by Month



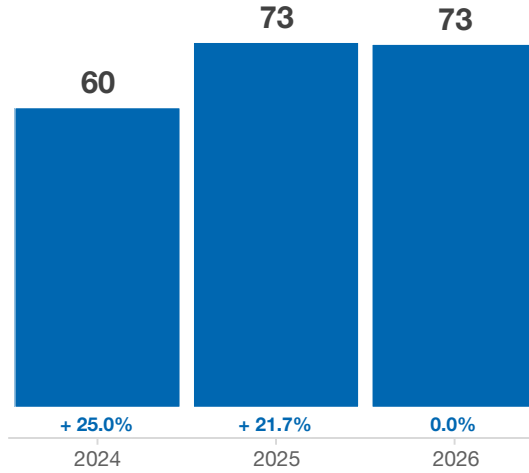
Days on Market Until Sale

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

April



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
May-2025	58	54	+ 7.4%
Jun-2025	55	41	+ 34.1%
Jul-2025	61	45	+ 35.6%
Aug-2025	60	51	+ 17.6%
Sep-2025	66	56	+ 17.9%
Oct-2025	67	60	+ 11.7%
Nov-2025	62	54	+ 14.8%
Dec-2025	72	61	+ 18.0%
Jan-2026	72	70	+ 2.9%
Feb-2026	76	71	+ 7.0%
Mar-2026	77	78	- 1.3%
Apr-2026	68	73	- 6.8%
12-Month Avg*	66	59	+ 11.7%

* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

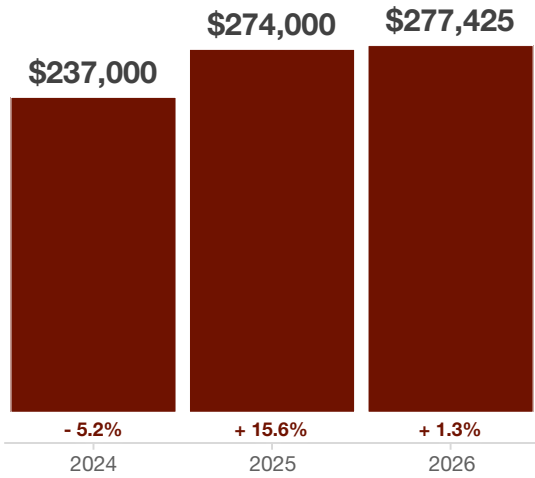
Historical Days on Market Until Sale by Month



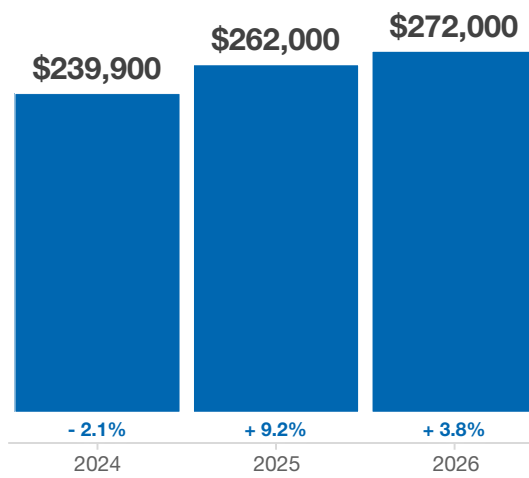
Median Sales Price

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

April



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$271,295	\$259,000	+ 4.7%
Jun-2025	\$275,000	\$260,000	+ 5.8%
Jul-2025	\$265,000	\$265,000	0.0%
Aug-2025	\$264,000	\$251,000	+ 5.2%
Sep-2025	\$270,000	\$268,150	+ 0.7%
Oct-2025	\$270,000	\$255,000	+ 5.9%
Nov-2025	\$272,100	\$269,900	+ 0.8%
Dec-2025	\$272,000	\$274,500	- 0.9%
Jan-2026	\$257,500	\$240,000	+ 7.3%
Feb-2026	\$269,950	\$268,500	+ 0.5%
Mar-2026	\$278,000	\$259,900	+ 7.0%
Apr-2026	\$277,425	\$274,000	+ 1.3%
12-Month Avg*	\$270,000	\$262,000	+ 3.1%

* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

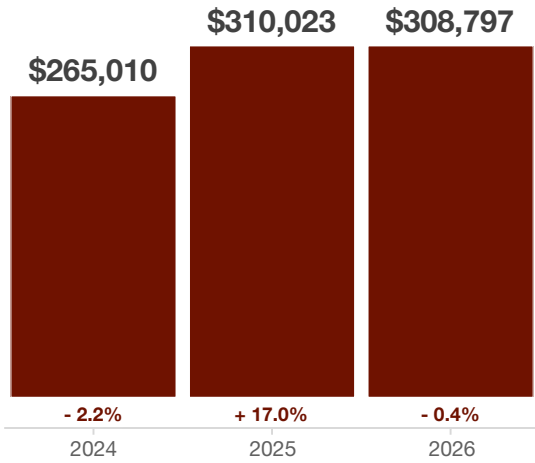
Historical Median Sales Price by Month



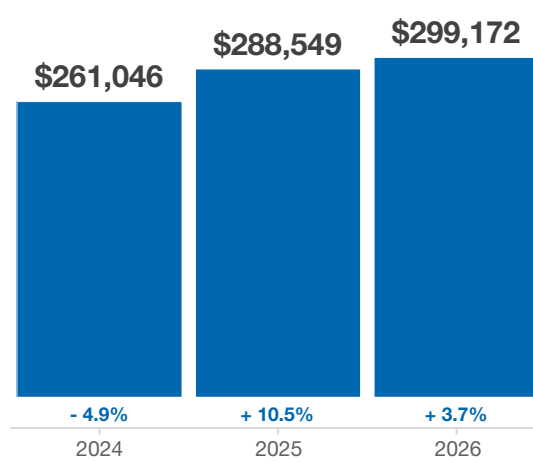
Average Sales Price

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

April



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$305,629	\$284,112	+ 7.6%
Jun-2025	\$321,451	\$281,671	+ 14.1%
Jul-2025	\$284,136	\$290,989	- 2.4%
Aug-2025	\$305,838	\$278,761	+ 9.7%
Sep-2025	\$299,396	\$294,459	+ 1.7%
Oct-2025	\$302,131	\$277,117	+ 9.0%
Nov-2025	\$302,866	\$296,289	+ 2.2%
Dec-2025	\$309,437	\$305,059	+ 1.4%
Jan-2026	\$275,352	\$262,182	+ 5.0%
Feb-2026	\$283,896	\$294,276	- 3.5%
Mar-2026	\$315,443	\$281,287	+ 12.1%
Apr-2026	\$308,797	\$310,023	- 0.4%
12-Month Avg*	\$302,464	\$288,176	+ 5.0%

* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

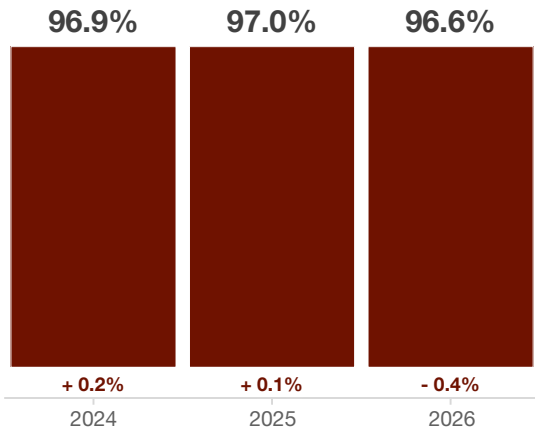
Historical Average Sales Price by Month



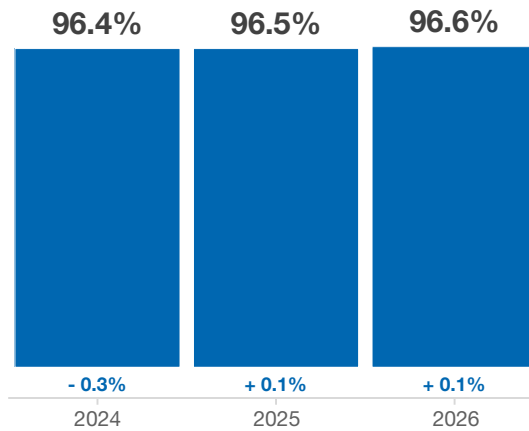
Percent of List Price Received

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.

April



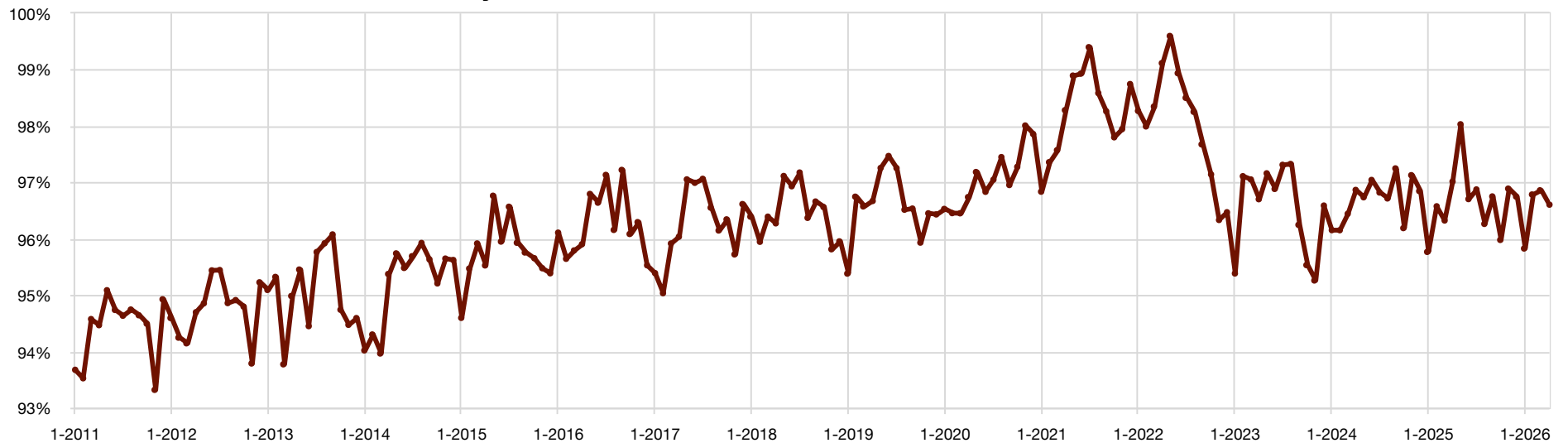
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
May-2025	98.0%	96.7%	+ 1.3%
Jun-2025	96.7%	97.0%	- 0.3%
Jul-2025	96.9%	96.8%	+ 0.1%
Aug-2025	96.3%	96.7%	- 0.4%
Sep-2025	96.8%	97.2%	- 0.4%
Oct-2025	96.0%	96.2%	- 0.2%
Nov-2025	96.9%	97.1%	- 0.2%
Dec-2025	96.7%	96.8%	- 0.1%
Jan-2026	95.8%	95.8%	0.0%
Feb-2026	96.8%	96.6%	+ 0.2%
Mar-2026	96.9%	96.3%	+ 0.6%
Apr-2026	96.6%	97.0%	- 0.4%
12-Month Avg*	96.7%	96.7%	+ 0.0%

* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

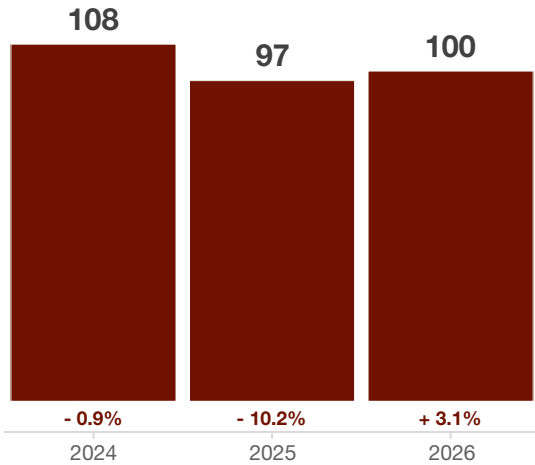
Historical Percent of List Price Received by Month



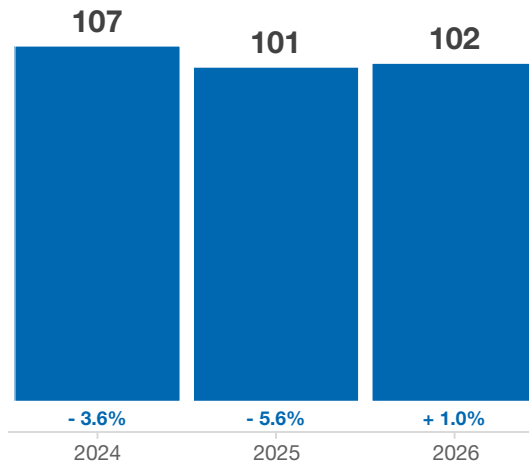
Housing Affordability Index

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.

April

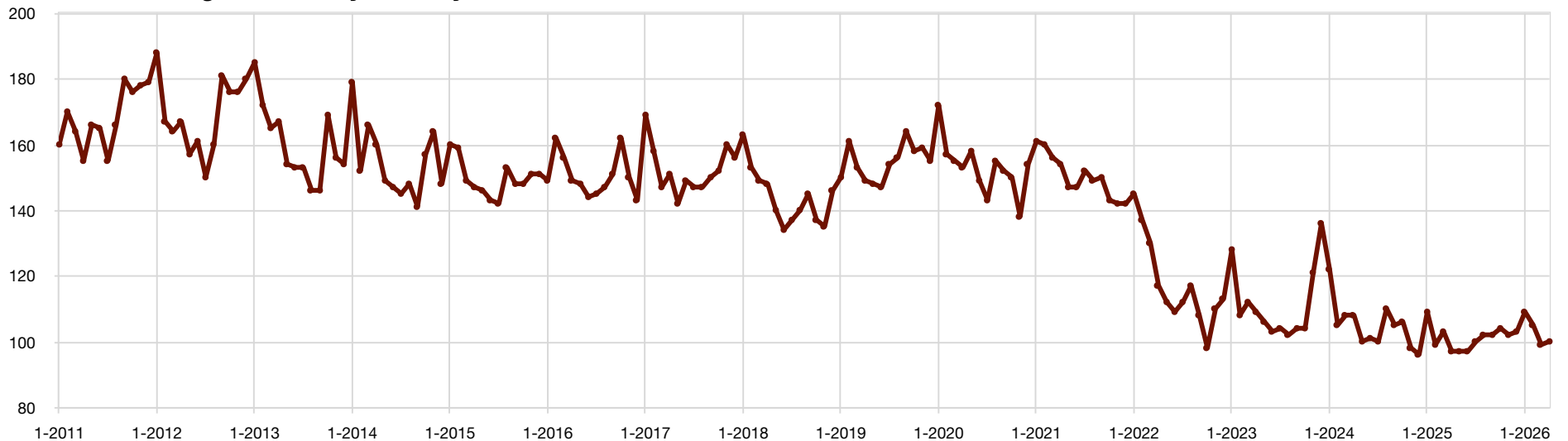


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
May-2025	97	100	- 3.0%
Jun-2025	97	101	- 4.0%
Jul-2025	100	100	0.0%
Aug-2025	102	110	- 7.3%
Sep-2025	102	105	- 2.9%
Oct-2025	104	106	- 1.9%
Nov-2025	102	98	+ 4.1%
Dec-2025	103	96	+ 7.3%
Jan-2026	109	109	0.0%
Feb-2026	105	99	+ 6.1%
Mar-2026	99	103	- 3.9%
Apr-2026	100	97	+ 3.1%
12-Month Avg	102	102	0.0%

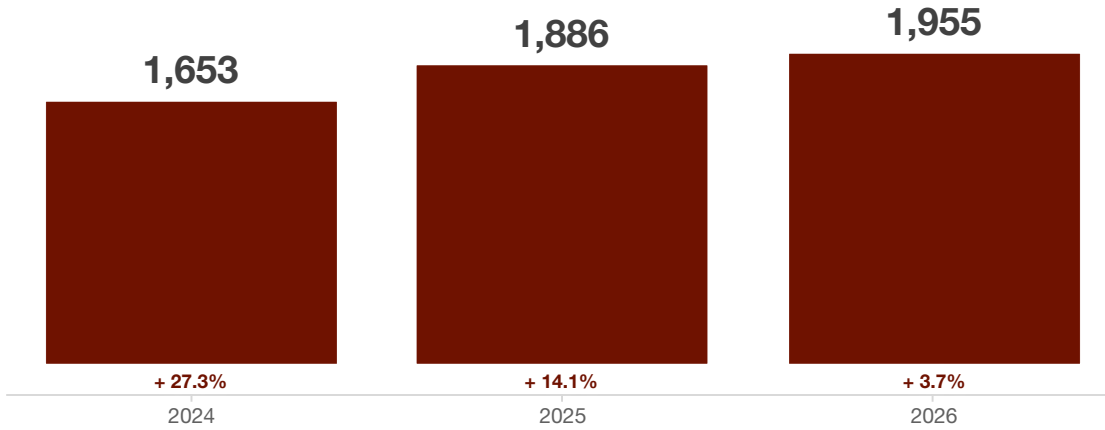
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

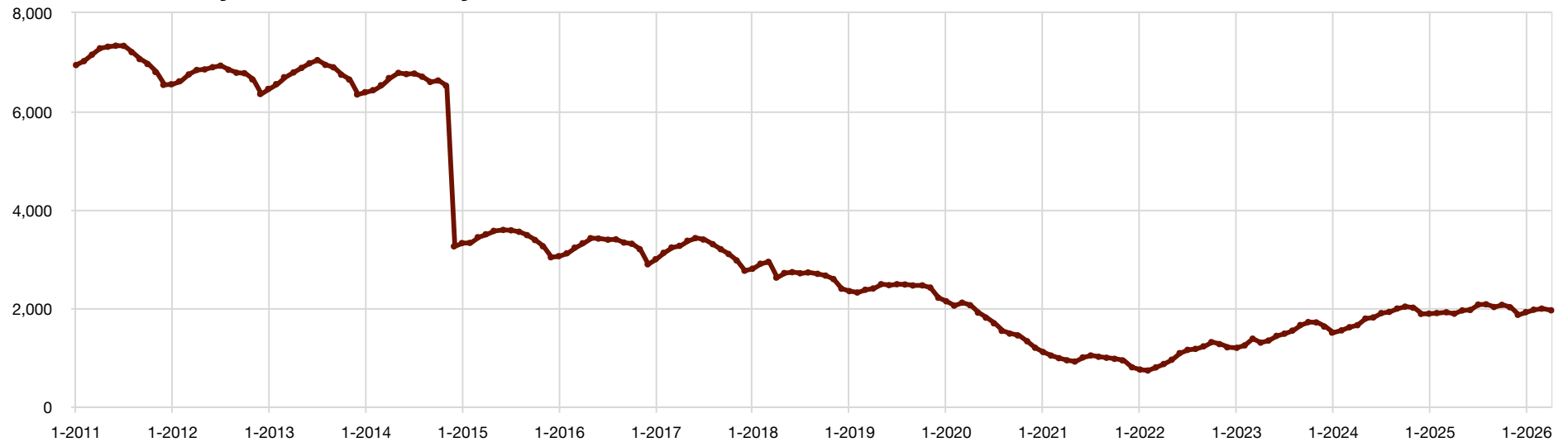
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Prior Year	Year-Over-Year Change
May-2025	1,953	1,787 + 9.3%
Jun-2025	1,962	1,810 + 8.4%
Jul-2025	2,071	1,898 + 9.1%
Aug-2025	2,077	1,923 + 8.0%
Sep-2025	2,022	1,991 + 1.6%
Oct-2025	2,066	2,030 + 1.8%
Nov-2025	2,018	2,008 + 0.5%
Dec-2025	1,863	1,882 - 1.0%
Jan-2026	1,918	1,887 + 1.6%
Feb-2026	1,968	1,899 + 3.6%
Mar-2026	1,989	1,915 + 3.9%
Apr-2026	1,955	1,886 + 3.7%
12-Month Avg	1,989	1,910 + 4.1%

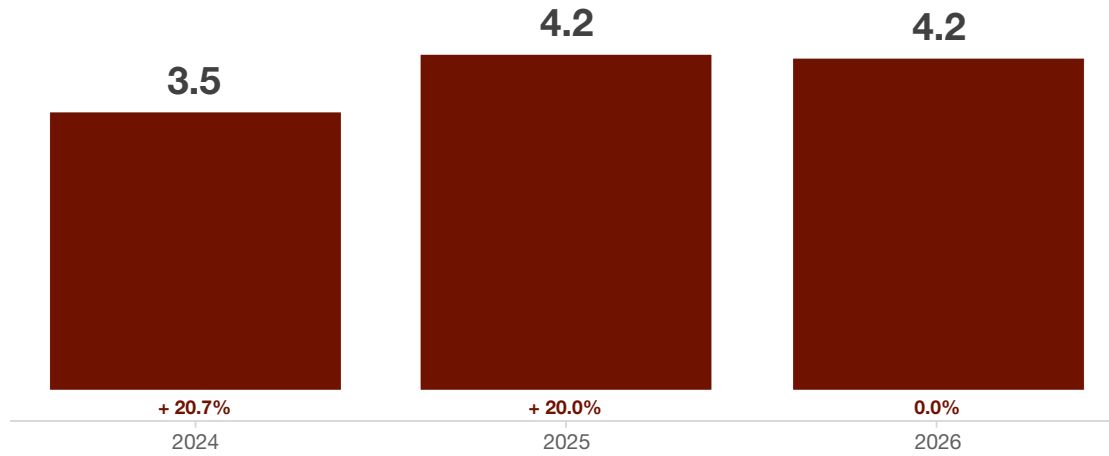
Historical Inventory of Homes for Sale by Month



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.

April



Months Supply	Prior Year	Year-Over-Year Change
May-2025	3.8	+ 15.8%
Jun-2025	3.8	+ 15.8%
Jul-2025	4.0	+ 15.0%
Aug-2025	4.2	+ 9.5%
Sep-2025	4.3	+ 4.7%
Oct-2025	4.4	+ 4.5%
Nov-2025	4.4	0.0%
Dec-2025	4.1	0.0%
Jan-2026	4.2	+ 2.4%
Feb-2026	4.3	0.0%
Mar-2026	4.3	0.0%
Apr-2026	4.2	0.0%
12-Month Avg*	4.4	+ 5.5%

* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

