

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the Central Mississippi REALTORS® service area increased 18.0 percent to 641. Pending Sales increased 25.4 percent to 513. Inventory decreased 0.6 percent to 1,890.

Median Sales Price increased 0.6 percent from \$268,500 to \$270,000. Days on Market increased 8.5 percent to 77. Months Supply of Inventory decreased 4.7 percent to 4.1.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

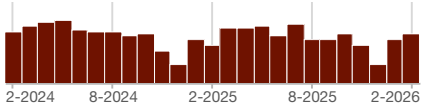
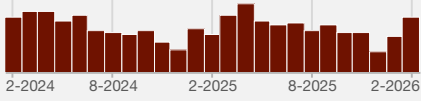

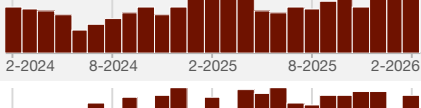
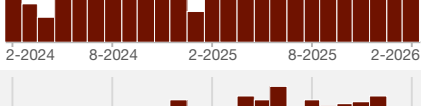
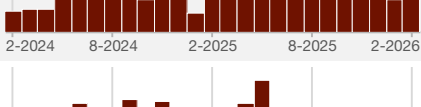

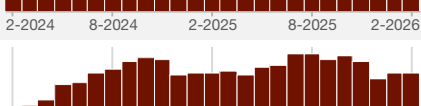
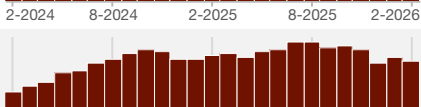
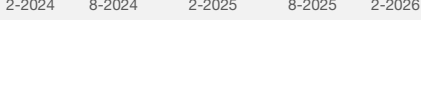
- 9.4%	+ 0.6%	- 0.6%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

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

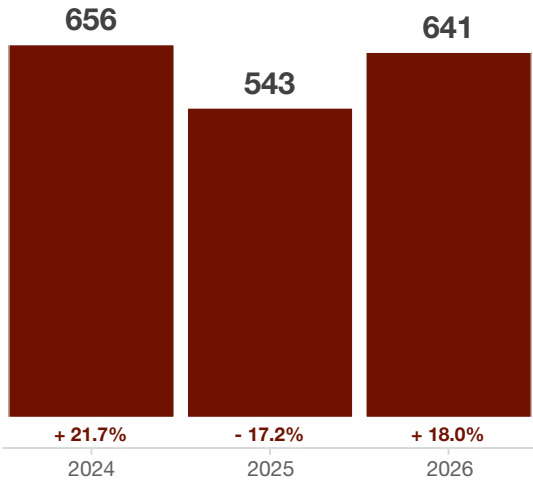
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		543	641	+ 18.0%	1,137	1,239	+ 9.0%
Pending Sales		409	513	+ 25.4%	857	919	+ 7.2%
Closed Sales		394	357	- 9.4%	708	661	- 6.6%
Days on Market Until Sale		71	77	+ 8.5%	71	74	+ 4.2%
Median Sales Price		\$268,500	\$270,000	+ 0.6%	\$258,750	\$266,000	+ 2.8%
Average Sales Price		\$294,276	\$285,788	- 2.9%	\$280,043	\$281,031	+ 0.4%
Percent of List Price Received		96.6%	96.8%	+ 0.2%	96.2%	96.3%	+ 0.1%
Housing Affordability Index		99	105	+ 6.1%	103	107	+ 3.9%
Inventory of Homes for Sale		1,901	1,890	- 0.6%	—	—	—
Months Supply of Inventory		4.3	4.1	- 4.7%	—	—	—

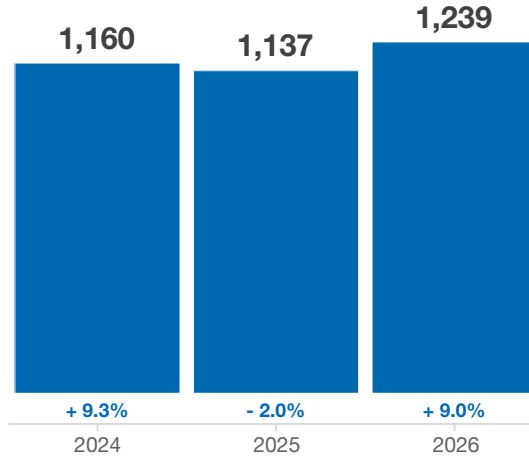
New Listings

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

February

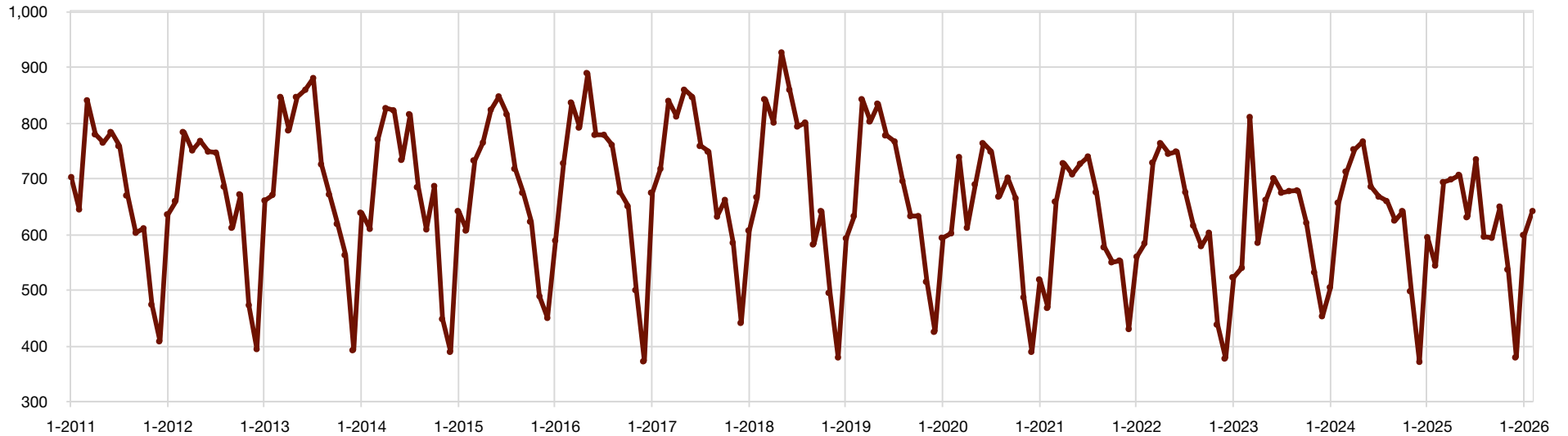


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Mar-2025	693	712	- 2.7%
Apr-2025	698	752	- 7.2%
May-2025	706	766	- 7.8%
Jun-2025	630	685	- 8.0%
Jul-2025	734	667	+ 10.0%
Aug-2025	595	659	- 9.7%
Sep-2025	593	624	- 5.0%
Oct-2025	649	641	+ 1.2%
Nov-2025	536	497	+ 7.8%
Dec-2025	378	370	+ 2.2%
Jan-2026	598	594	+ 0.7%
Feb-2026	641	543	+ 18.0%
12-Month Avg	621	626	- 0.8%

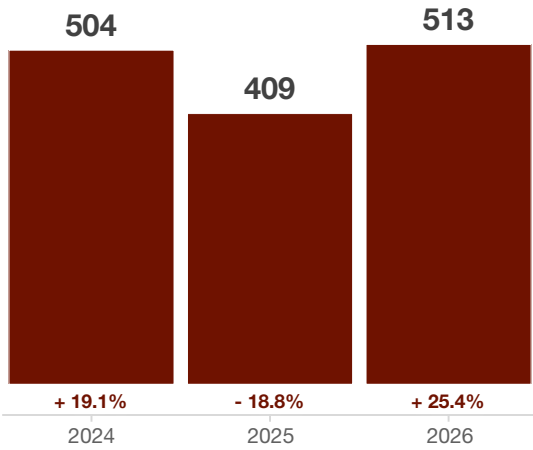
Historical New Listings by Month



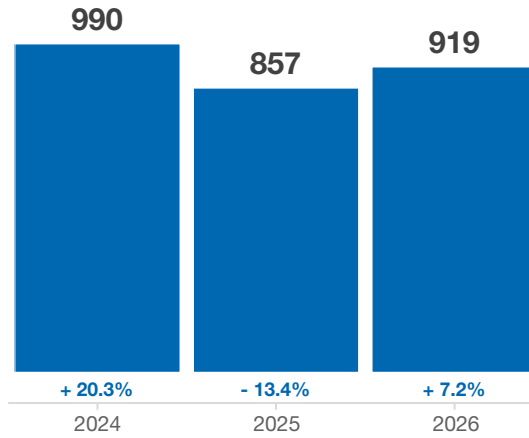
Pending Sales

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

February

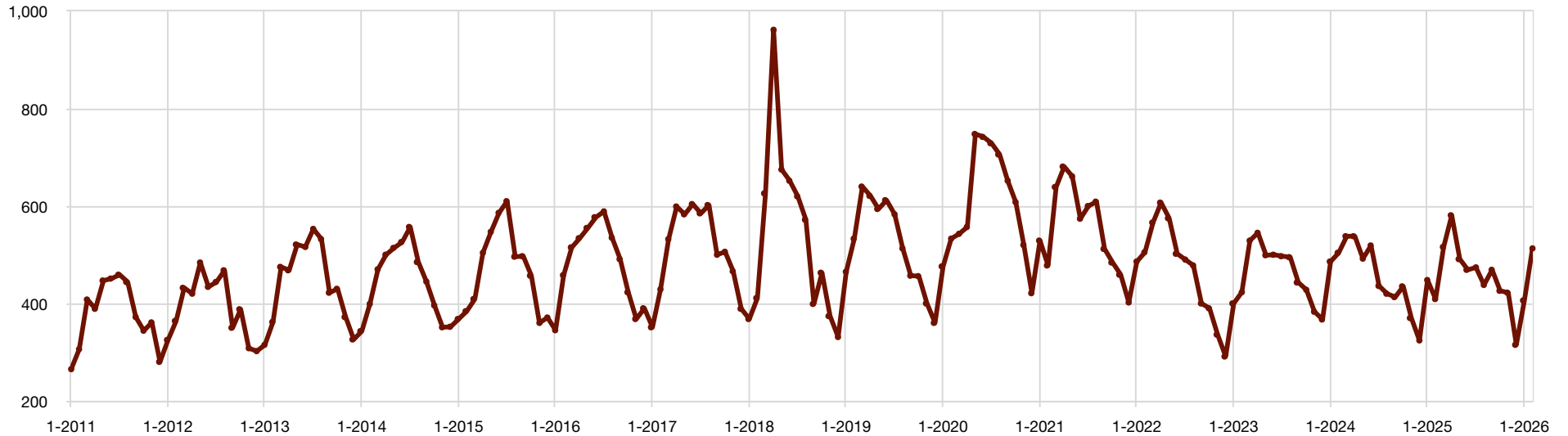


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Mar-2025	516	538	- 4.1%
Apr-2025	581	538	+ 8.0%
May-2025	491	492	- 0.2%
Jun-2025	469	519	- 9.6%
Jul-2025	474	436	+ 8.7%
Aug-2025	438	420	+ 4.3%
Sep-2025	469	413	+ 13.6%
Oct-2025	426	435	- 2.1%
Nov-2025	422	370	+ 14.1%
Dec-2025	315	324	- 2.8%
Jan-2026	406	448	- 9.4%
Feb-2026	513	409	+ 25.4%
12-Month Avg	460	445	+ 3.4%

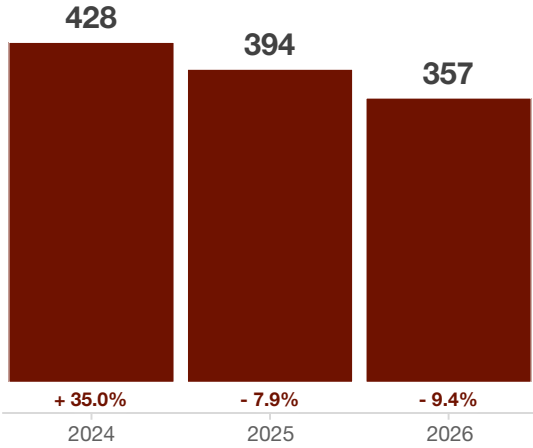
Historical Pending Sales by Month



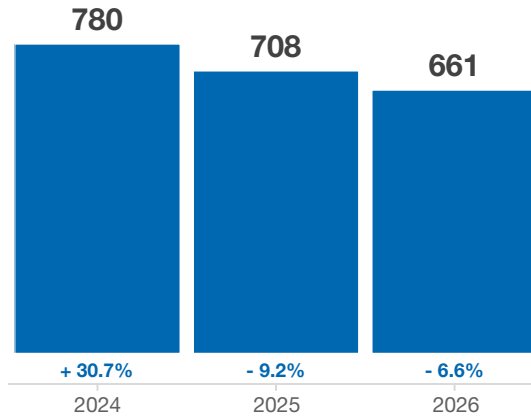
Closed Sales

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

February

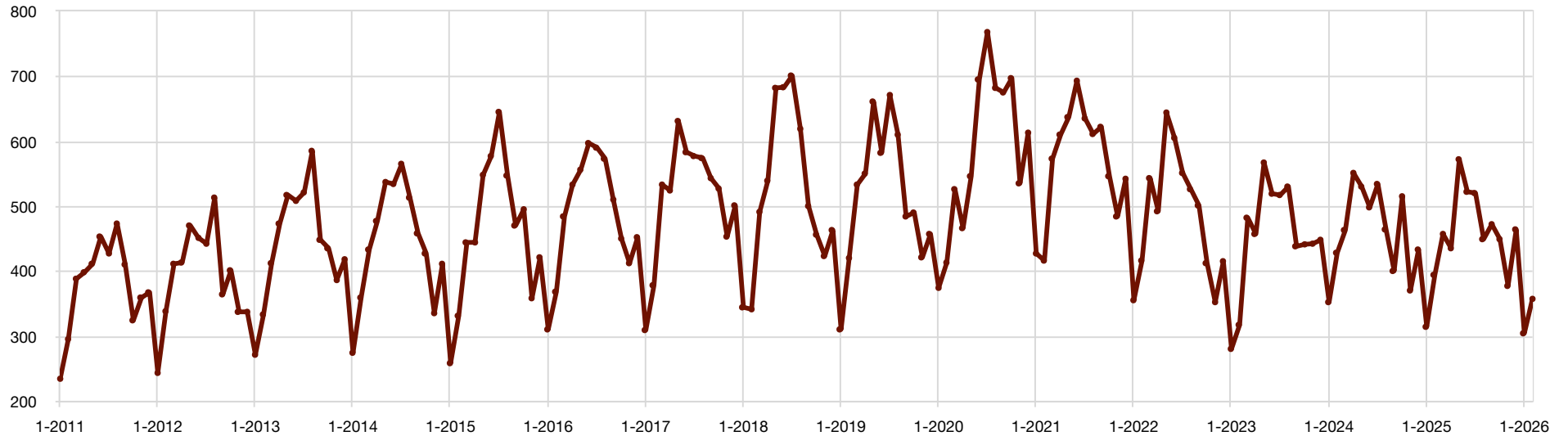


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Mar-2025	457	463 - 1.3%
Apr-2025	435	551 - 21.1%
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	472	400 + 18.0%
Oct-2025	449	515 - 12.8%
Nov-2025	377	370 + 1.9%
Dec-2025	464	433 + 7.2%
Jan-2026	304	314 - 3.2%
Feb-2026	357	394 - 9.4%
12-Month Avg	448	456 - 1.8%

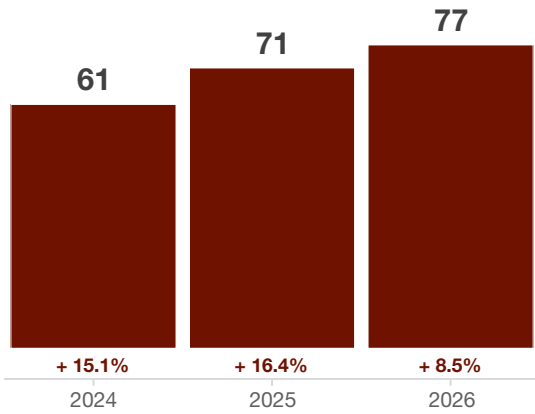
Historical Closed Sales by Month



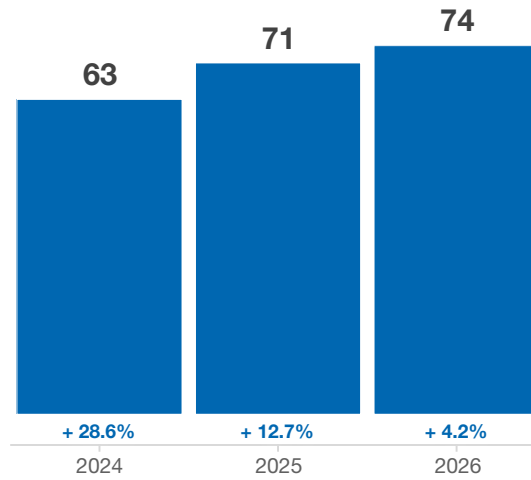
Days on Market Until Sale

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

February



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Mar-2025	78	59	+32.2%
Apr-2025	73	57	+28.1%
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	67	56	+19.6%
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	77	71	+8.5%
12-Month Avg*	66	56	+18.2%

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

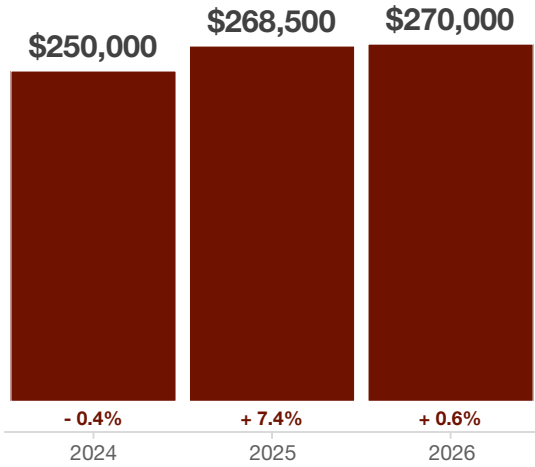
Historical Days on Market Until Sale by Month



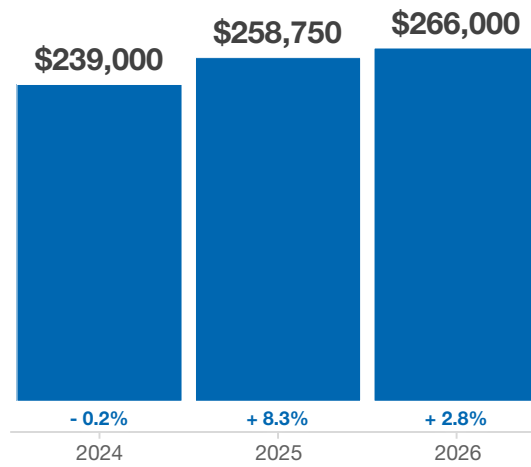
Median Sales Price

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

February



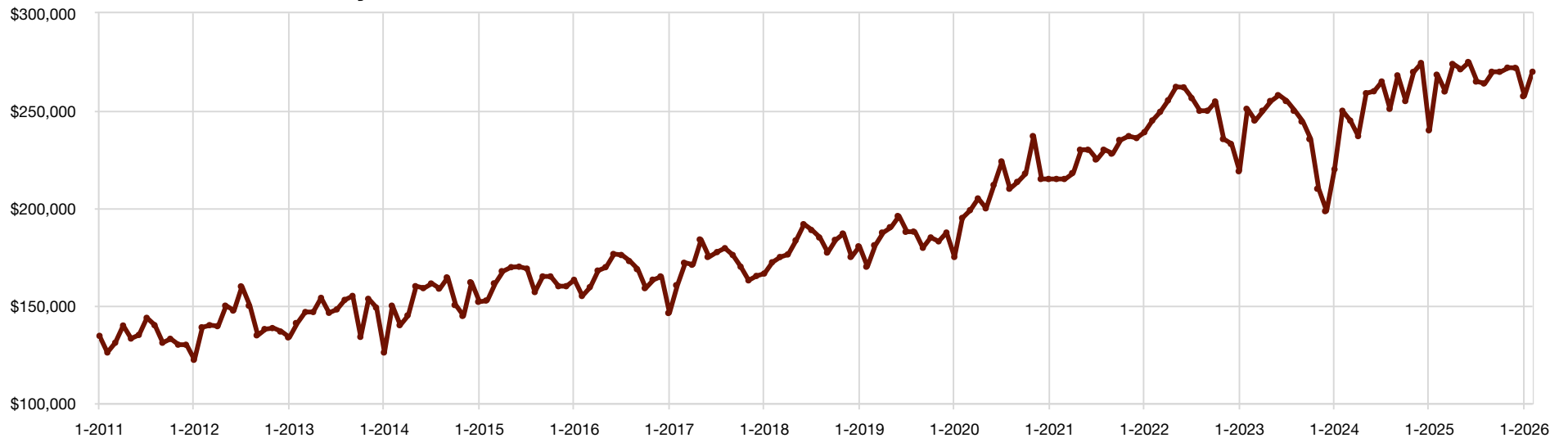
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$259,900	\$244,950	+ 6.1%
Apr-2025	\$274,000	\$237,000	+ 15.6%
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	\$270,000	\$268,500	+ 0.6%
12-Month Avg*	\$269,900	\$259,000	+ 4.2%

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

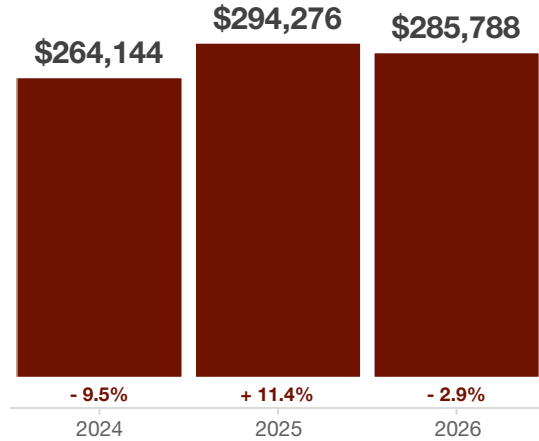
Historical Median Sales Price by Month



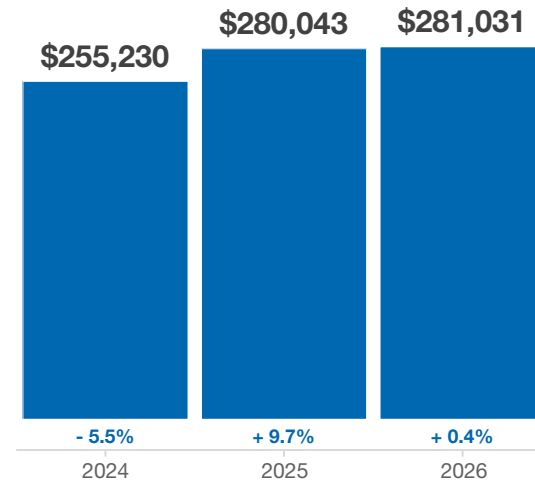
Average Sales Price

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

February



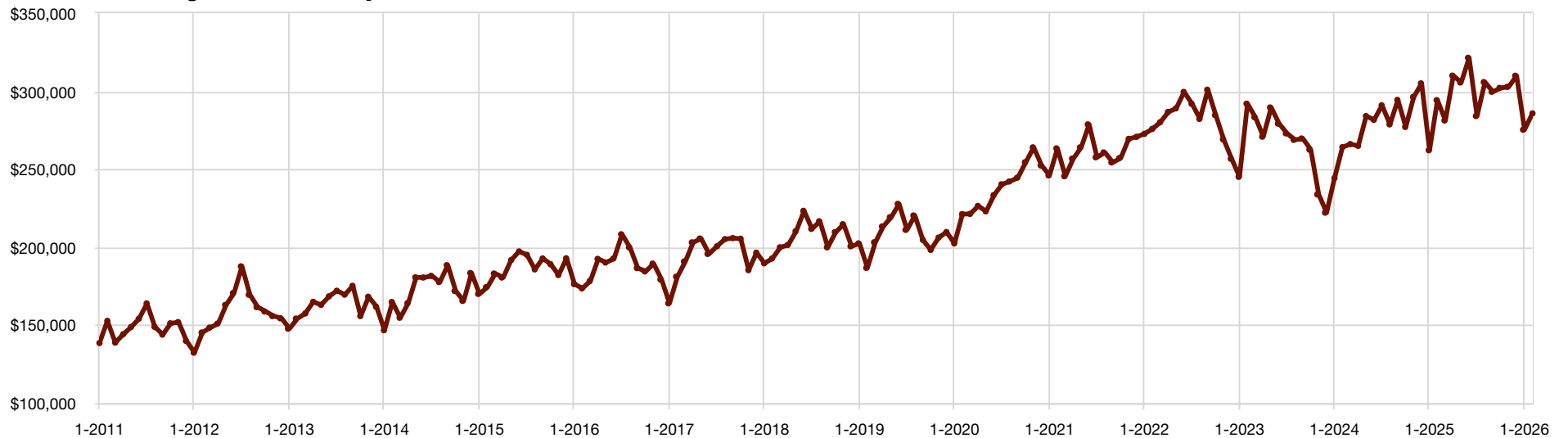
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$281,287	\$266,109	+ 5.7%
Apr-2025	\$310,023	\$265,010	+ 17.0%
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	\$299,672	\$294,459	+ 1.8%
Oct-2025	\$302,131	\$277,117	+ 9.0%
Nov-2025	\$302,866	\$296,289	+ 2.2%
Dec-2025	\$309,928	\$305,059	+ 1.6%
Jan-2026	\$275,352	\$262,182	+ 5.0%
Feb-2026	\$285,788	\$294,276	- 2.9%
12-Month Avg*	\$299,734	\$282,760	+ 6.0%

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

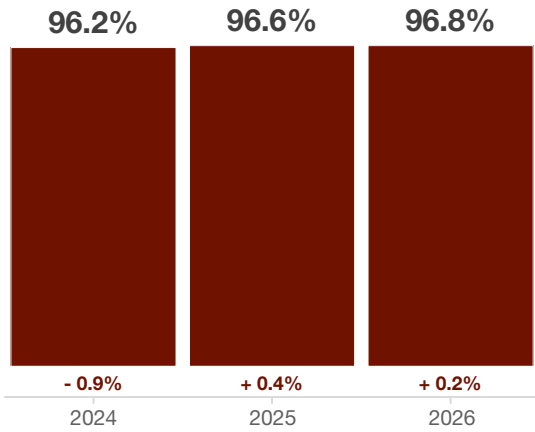
Historical Average Sales Price by Month



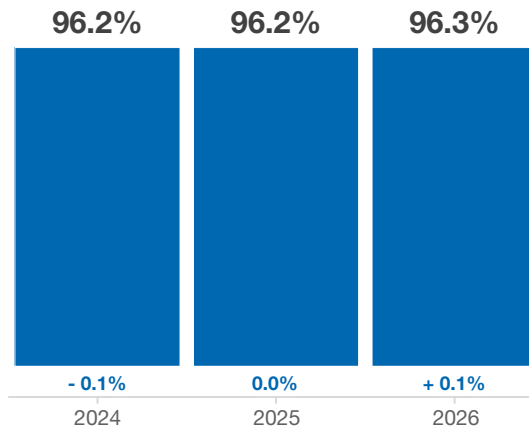
Percent of List Price Received

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.

February



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Mar-2025	96.3%	96.4%	- 0.1%
Apr-2025	97.0%	96.9%	+ 0.1%
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	96.7%	97.2%	- 0.5%
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%
12-Month Avg*	96.7%	96.7%	+ 0.0%

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

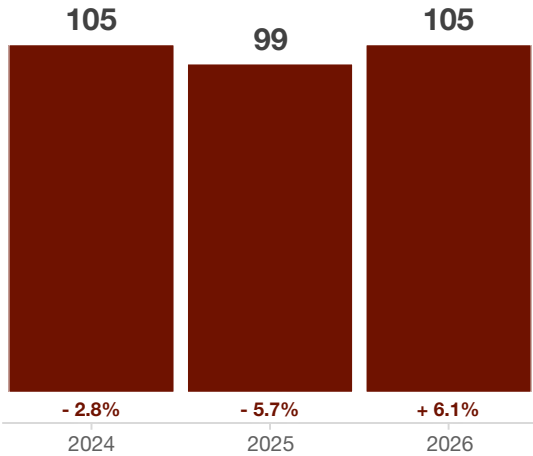
Historical Percent of List Price Received by Month



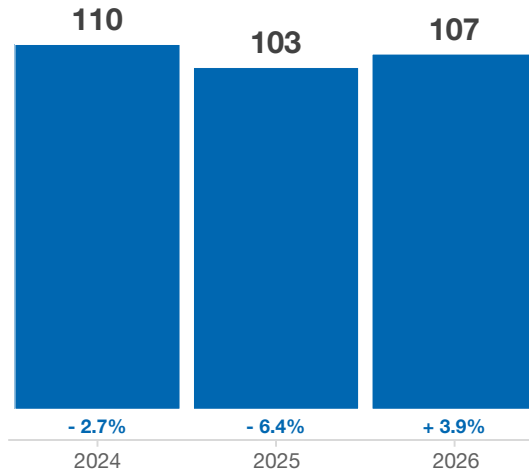
Housing Affordability Index

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.

February

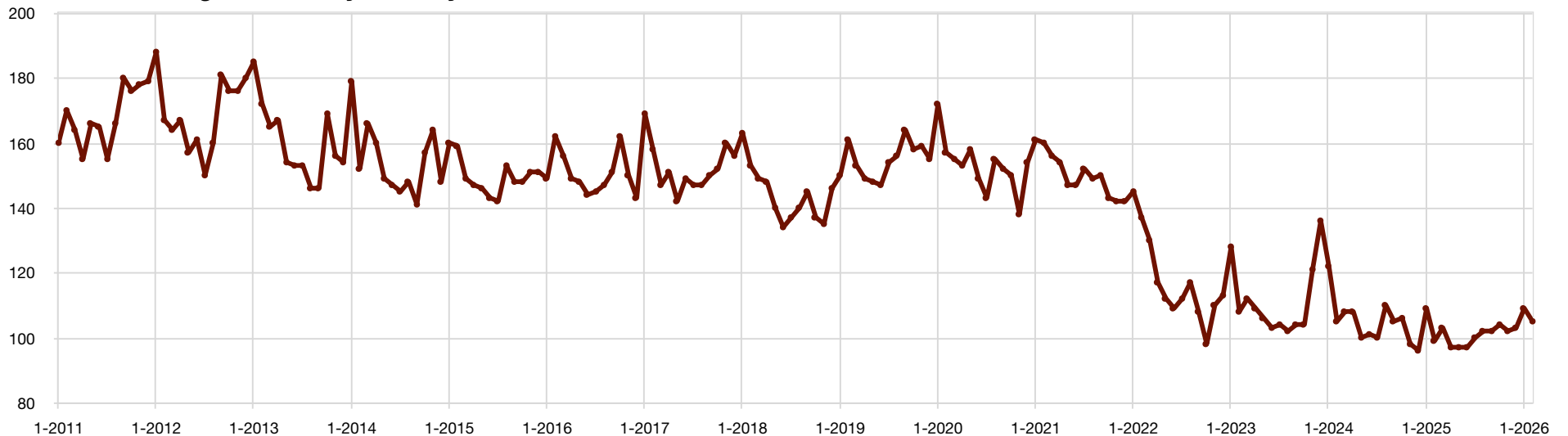


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Mar-2025	103	108	- 4.6%
Apr-2025	97	108	- 10.2%
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%
12-Month Avg	102	103	- 1.0%

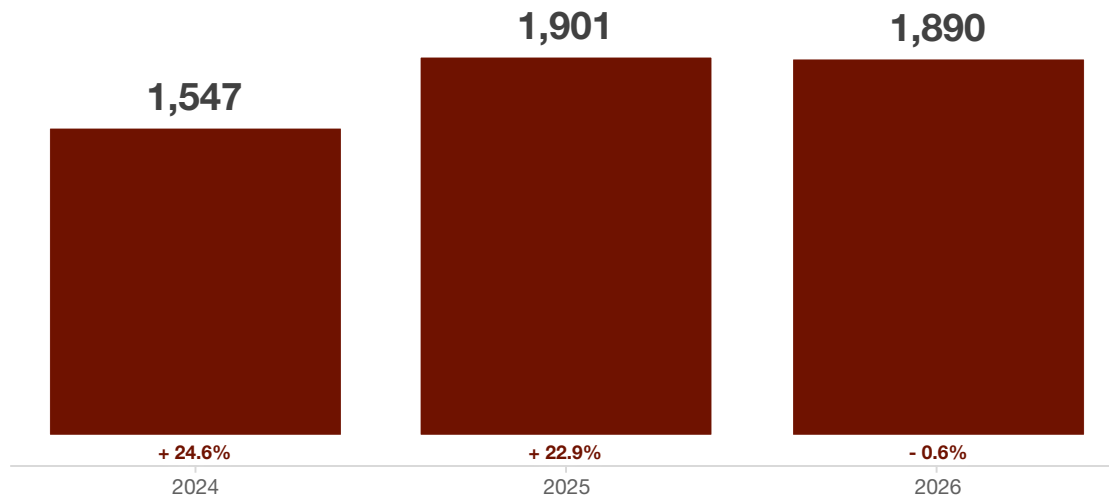
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

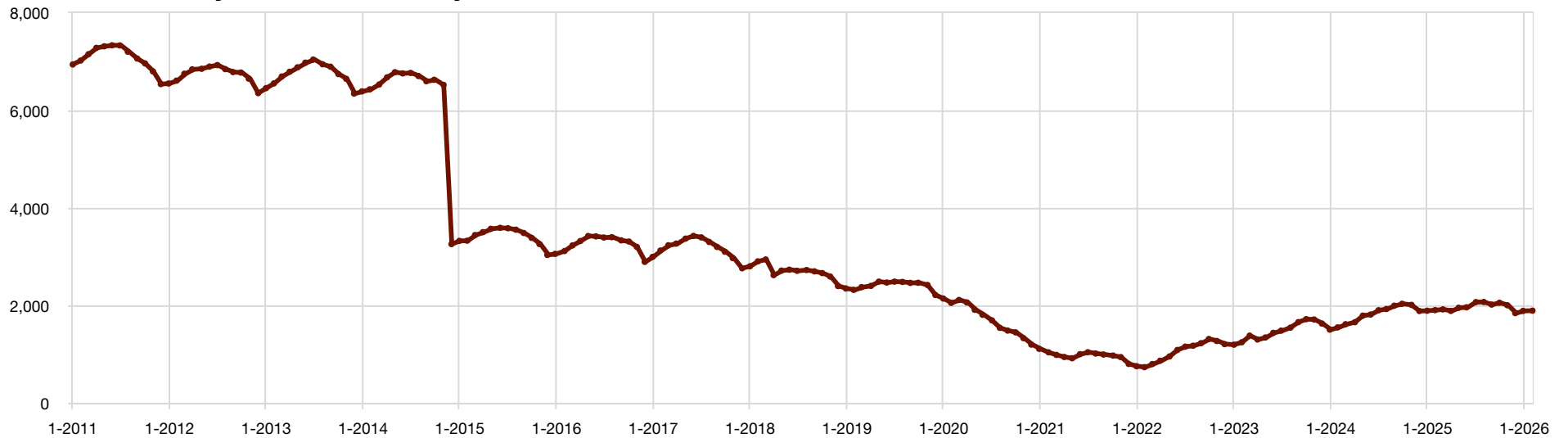
The number of properties available for sale in active status at the end of a given month.

February



Homes for Sale	Prior Year	Year-Over-Year Change
Mar-2025	1,916	+ 18.9%
Apr-2025	1,885	+ 14.0%
May-2025	1,950	+ 9.1%
Jun-2025	1,959	+ 8.2%
Jul-2025	2,066	+ 8.8%
Aug-2025	2,068	+ 7.5%
Sep-2025	2,015	+ 1.2%
Oct-2025	2,052	+ 1.0%
Nov-2025	2,001	- 0.4%
Dec-2025	1,840	- 2.3%
Jan-2026	1,886	- 0.2%
Feb-2026	1,890	- 0.6%
12-Month Avg	1,961	+ 5.1%

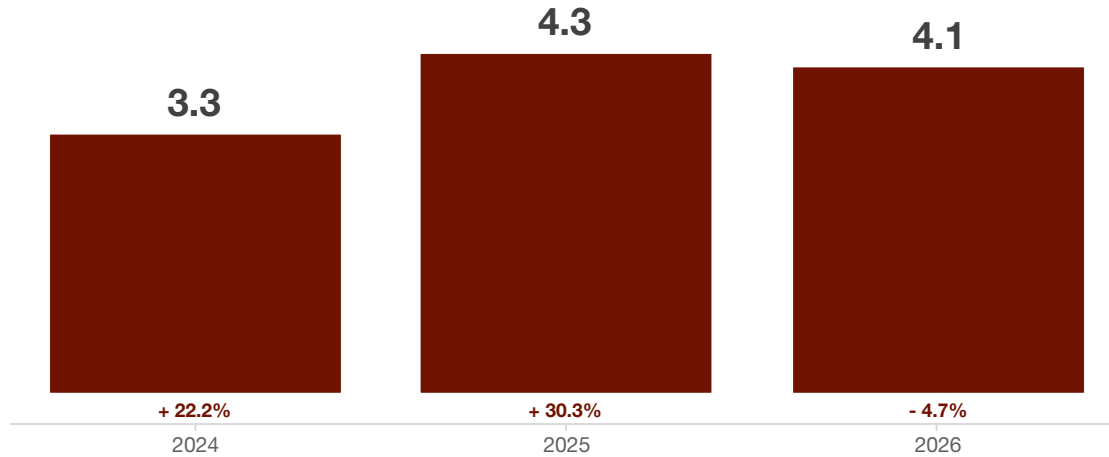
Historical Inventory of Homes for Sale by Month



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.

February



Months Supply	Prior Year	Year-Over-Year Change
Mar-2025	3.4	+ 26.5%
Apr-2025	3.5	+ 20.0%
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	+ 2.3%
Nov-2025	4.4	0.0%
Dec-2025	4.1	- 2.4%
Jan-2026	4.2	0.0%
Feb-2026	4.3	- 4.7%
12-Month Avg*	4.4	+ 8.1%

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

Historical Months Supply of Inventory by Month

