Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings in the Central Mississippi REALTORS® service area decreased 0.5 percent to 731. Pending Sales increased 8.2 percent to 512. Inventory increased 1.7 percent to 2,113.

Median Sales Price increased 5.7 percent from $265,000 to $280,000. Days on Market increased 1.6 percent to 62. Months Supply of Inventory decreased 4.3 percent to 4.5.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Quick Facts

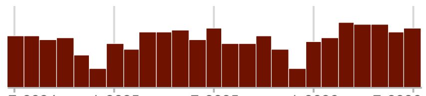
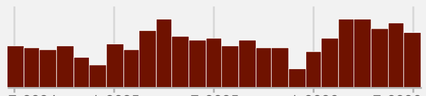
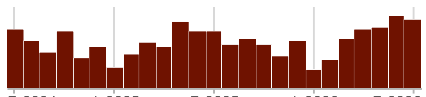
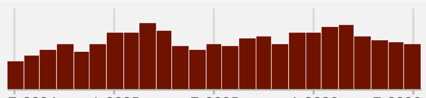
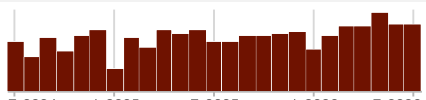
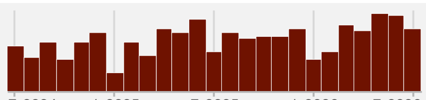
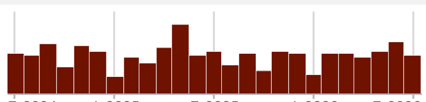
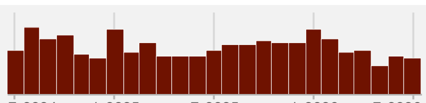
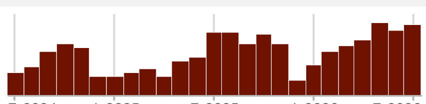
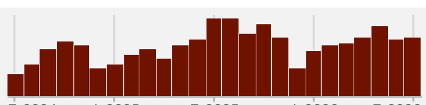
+ 11.9%	+ 5.7%	+ 1.7%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Homes for Sale**

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.

All Residential Properties

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

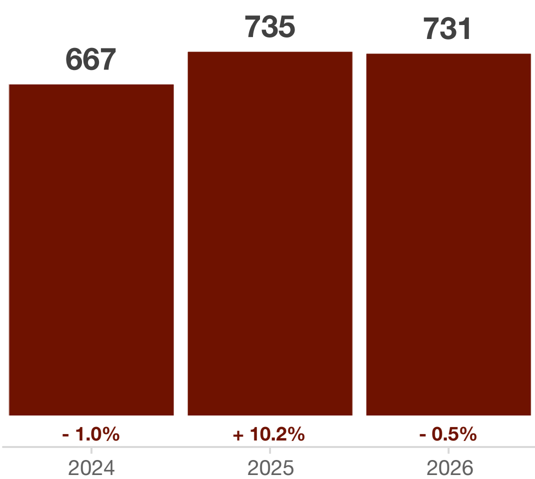
Central Mississippi REALTORS®

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		735	**731**	- 0.5%	4,605	**4,982**	+ 8.2%
Pending Sales		473	**512**	+ 8.2%	3,385	**3,630**	+ 7.2%
Closed Sales		520	**582**	+ 11.9%	3,214	**3,401**	+ 5.8%
Days on Market Until Sale		61	**62**	+ 1.6%	66	**68**	+ 3.0%
Median Sales Price		$265,000	**$280,000**	+ 5.7%	$267,000	**$278,000**	+ 4.1%
Average Sales Price		$284,136	**$309,372**	+ 8.9%	$296,196	**$310,035**	+ 4.7%
Percent of List Price Received		96.9%	**96.7%**	- 0.2%	96.8%	**96.8%**	0.0%
Housing Affordability Index		100	**96**	- 4.0%	100	**96**	- 4.0%
Inventory of Homes for Sale		2,078	**2,113**	+ 1.7%	—	**—**	—
Months Supply of Inventory		4.7	**4.5**	- 4.3%	—	**—**	—

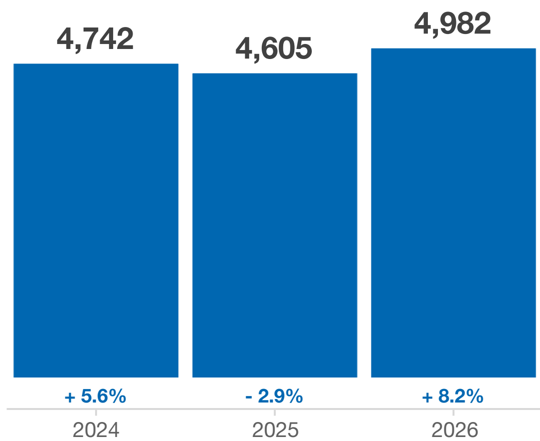
New Listings

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

July

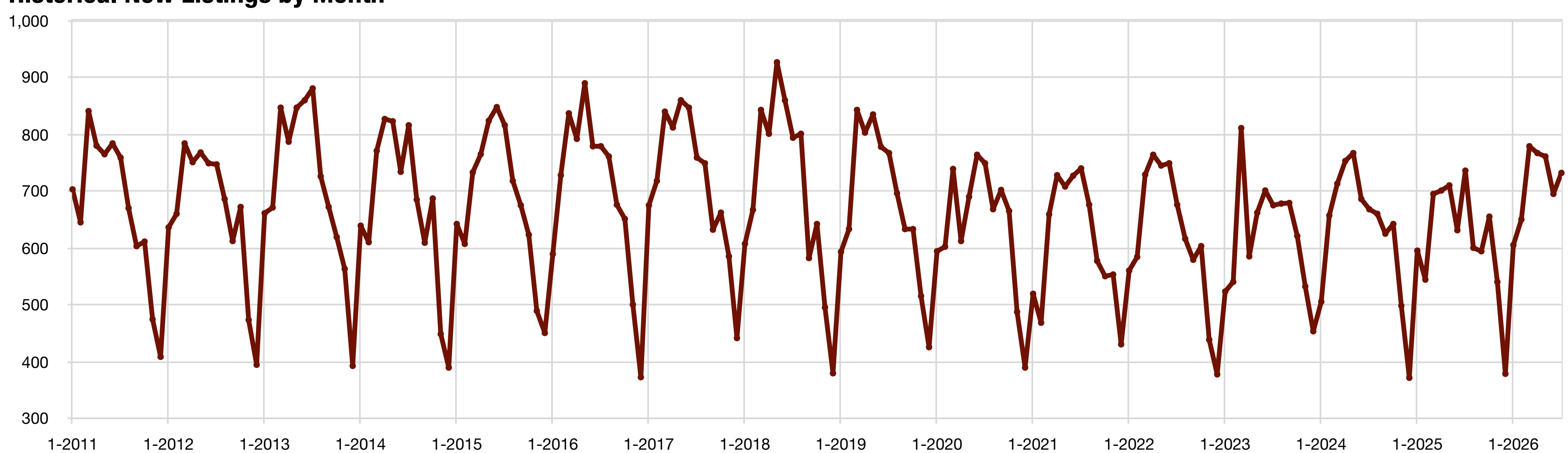


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Aug-2025	599	659	- 9.1%
Sep-2025	593	624	- 5.0%
Oct-2025	654	641	+ 2.0%
Nov-2025	539	497	+ 8.5%
Dec-2025	377	370	+ 1.9%
Jan-2026	604	594	+ 1.7%
Feb-2026	649	543	+ 19.5%
Mar-2026	778	694	+ 12.1%
Apr-2026	766	700	+ 9.4%
May-2026	760	709	+ 7.2%
Jun-2026	694	630	+ 10.2%
Jul-2026	**731**	**735**	**- 0.5%**
12-Month Avg	645	616	+ 4.7%

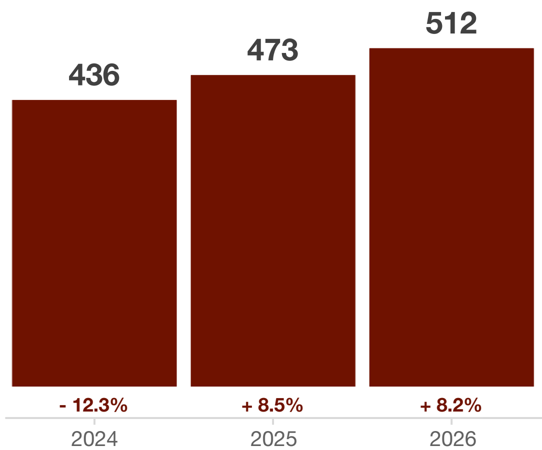
Historical New Listings by Month



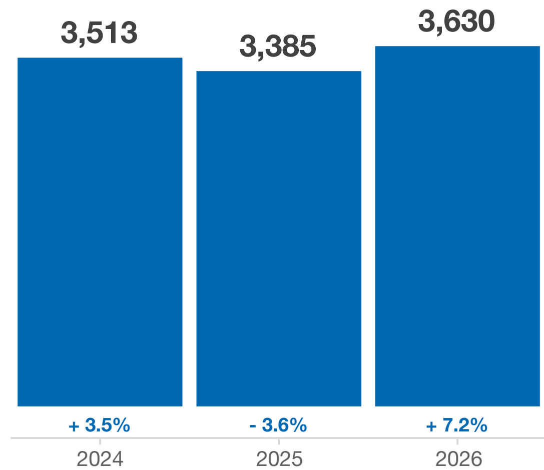
Pending Sales

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

July

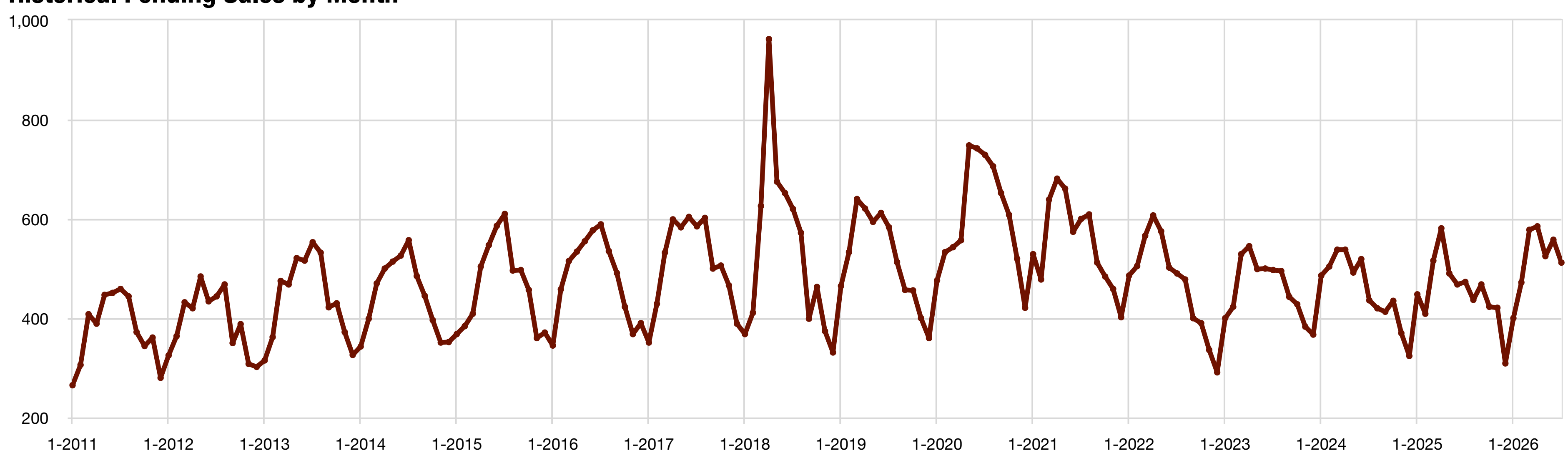


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Aug-2025	437	420	+ 4.0%
Sep-2025	468	413	+ 13.3%
Oct-2025	423	435	- 2.8%
Nov-2025	421	370	+ 13.8%
Dec-2025	309	324	- 4.6%
Jan-2026	400	448	- 10.7%
Feb-2026	472	409	+ 15.4%
Mar-2026	578	516	+ 12.0%
Apr-2026	585	581	+ 0.7%
May-2026	525	490	+ 7.1%
Jun-2026	558	468	+ 19.2%
Jul-2026	**512**	**473**	**+ 8.2%**
12-Month Avg	474	446	+ 6.3%

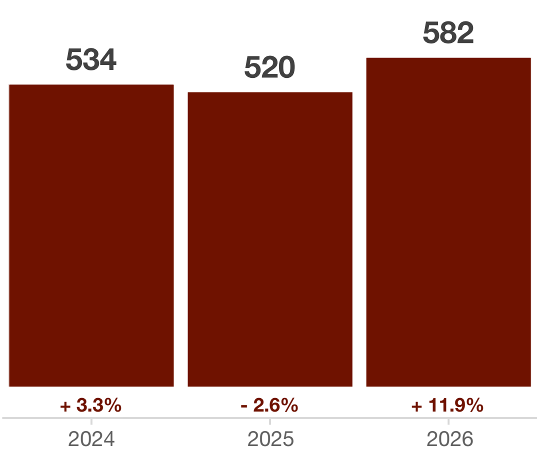
Historical Pending Sales by Month



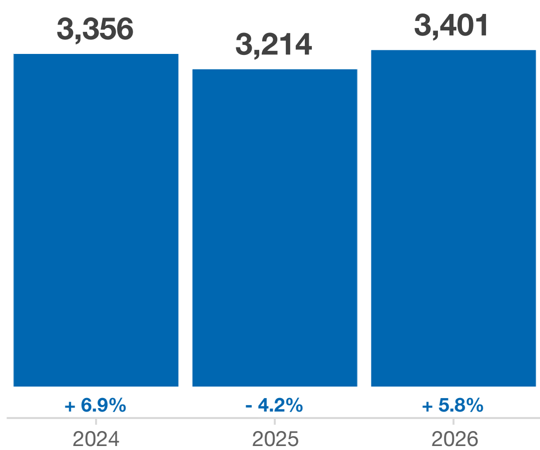
Closed Sales

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

July

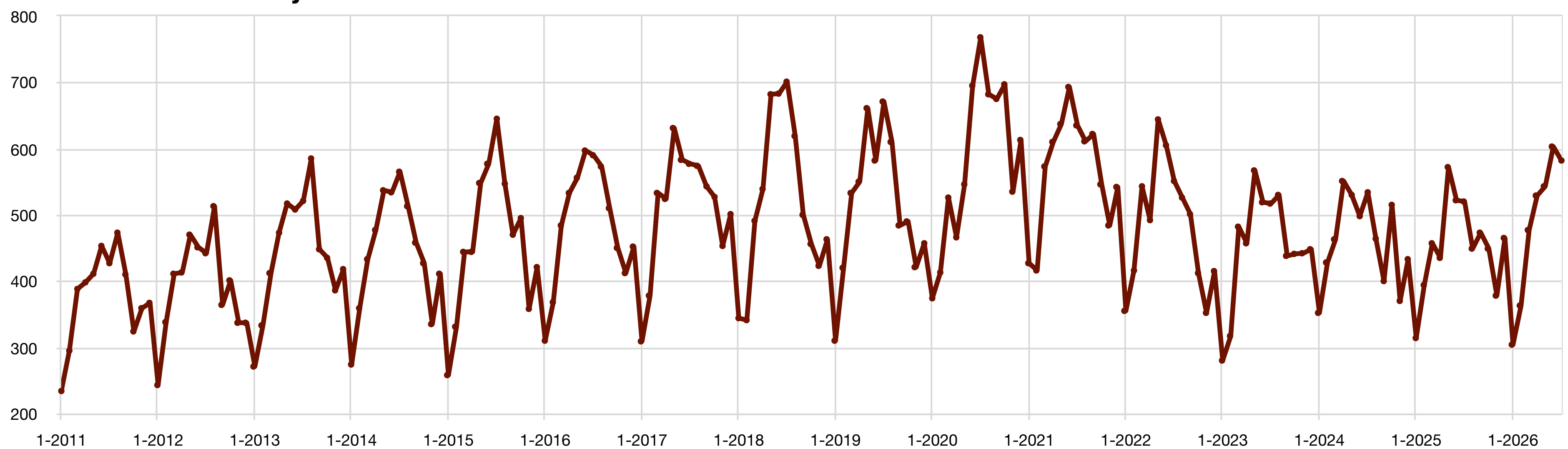


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Aug-2025	449	464	- 3.2%
Sep-2025	473	400	+ 18.3%
Oct-2025	449	515	- 12.8%
Nov-2025	378	370	+ 2.2%
Dec-2025	465	433	+ 7.4%
Jan-2026	304	314	- 3.2%
Feb-2026	363	394	- 7.9%
Mar-2026	477	457	+ 4.4%
Apr-2026	529	435	+ 21.6%
May-2026	543	572	- 5.1%
Jun-2026	603	522	+ 15.5%
Jul-2026	**582**	**520**	**+ 11.9%**
12-Month Avg	468	450	+ 4.0%

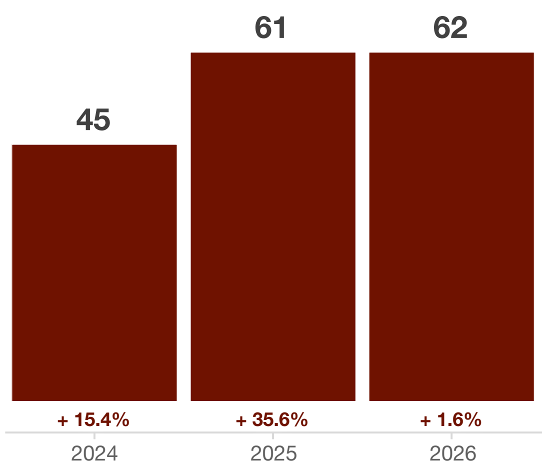
Historical Closed Sales by Month



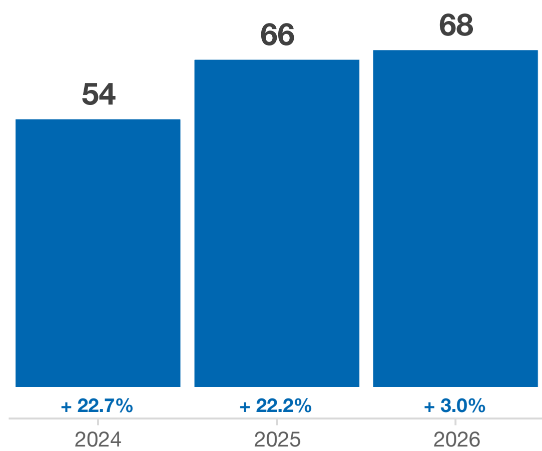
Days on Market Until Sale

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

July



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	80	- 3.8%
Apr-2026	68	73	- 6.8%
May-2026	65	59	+ 10.2%
Jun-2026	62	55	+ 12.7%
Jul-2026	**62**	**61**	**+ 1.6%**
12-Month Avg*	67	62	+ 7.6%

* Days on Market for all properties from August 2025 through July 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.

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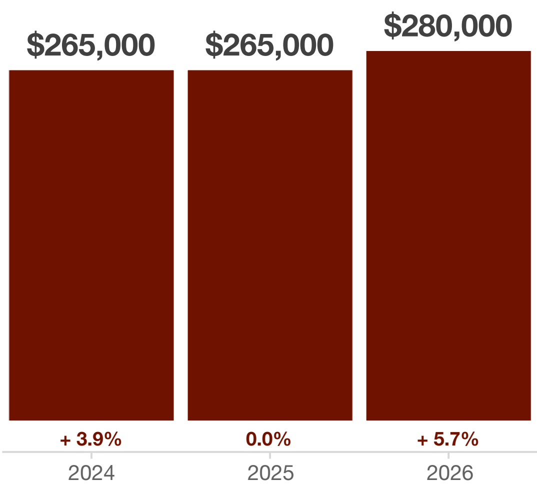
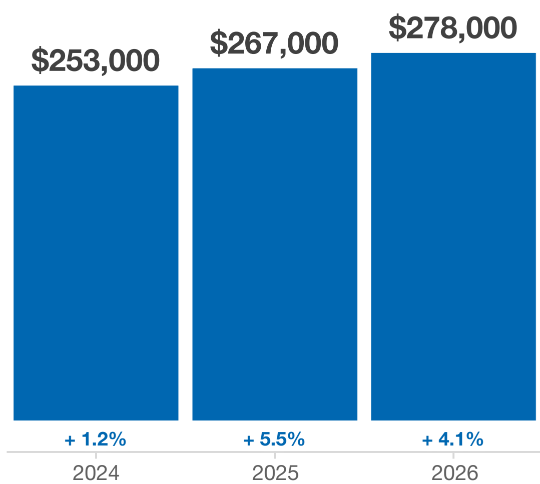
July



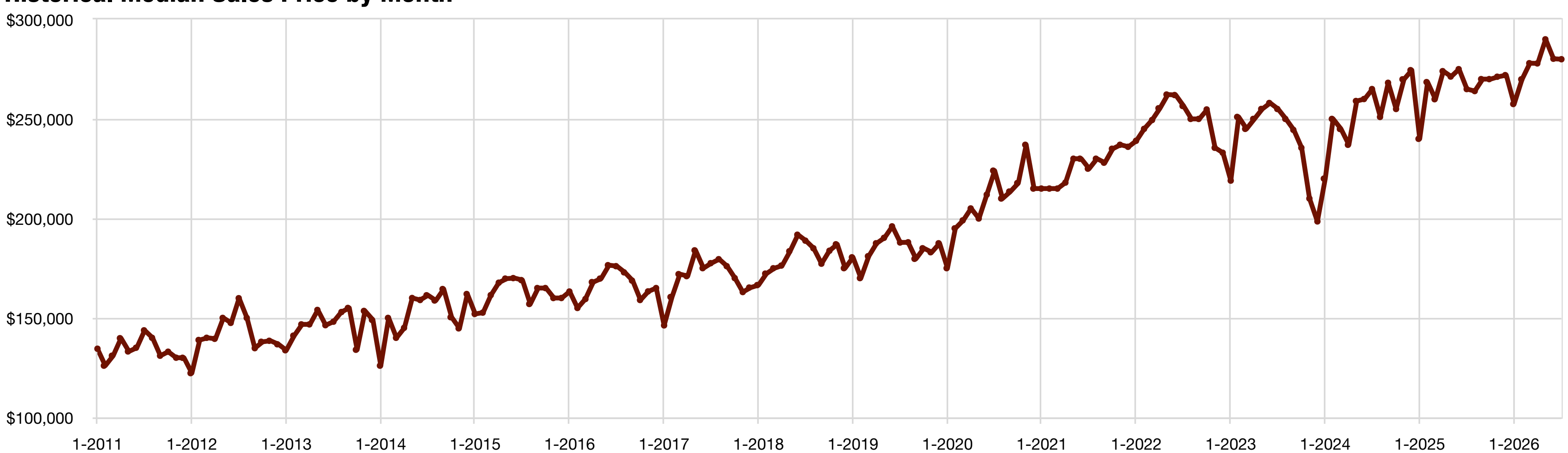
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
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	$271,200	$269,900	+ 0.5%
Dec-2025	$272,000	$274,500	- 0.9%
Jan-2026	$257,500	$240,000	+ 7.3%
Feb-2026	$269,900	$268,500	+ 0.5%
Mar-2026	$278,000	$259,900	+ 7.0%
Apr-2026	$277,900	$274,000	+ 1.4%
May-2026	$290,000	$271,295	+ 6.9%
Jun-2026	$280,250	$275,000	+ 1.9%
Jul-2026	**$280,000**	**$265,000**	**+ 5.7%**
12-Month Avg*	$275,000	$265,000	+ 3.8%

* Median Sales Price for all properties from August 2025 through July 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.

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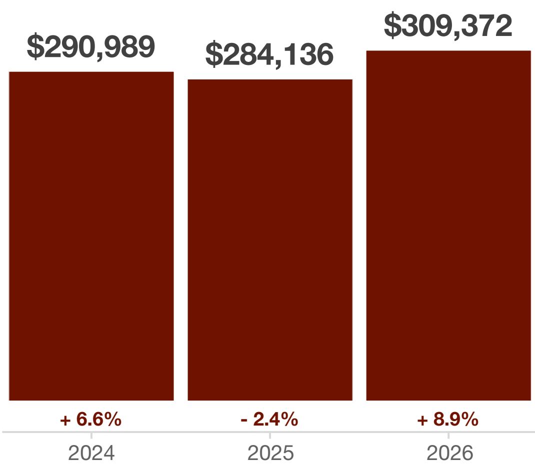
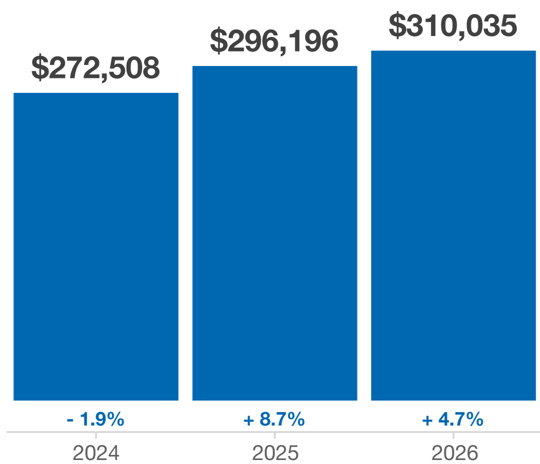
July



Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
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	$302,201	$296,289	+ 2.0%
Dec-2025	$309,437	$305,059	+ 1.4%
Jan-2026	$275,352	$262,182	+ 5.0%
Feb-2026	$283,660	$294,276	- 3.6%
Mar-2026	$315,011	$281,287	+ 12.0%
Apr-2026	$308,961	$310,023	- 0.3%
May-2026	$326,406	$305,629	+ 6.8%
Jun-2026	$326,069	$321,451	+ 1.4%
Jul-2026	**$309,372**	**$284,136**	**+ 8.9%**
12-Month Avg*	$307,596	$293,609	+ 4.8%

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

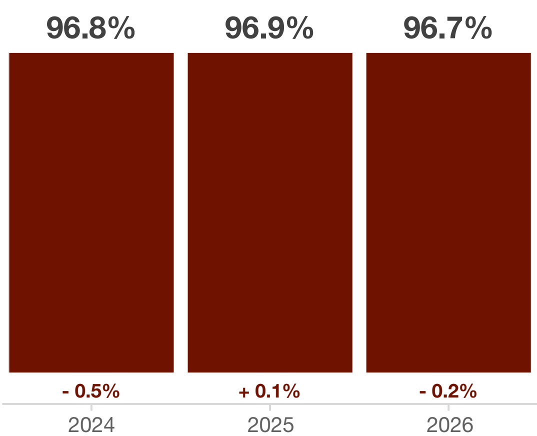
Historical Average Sales Price by Month

Percent of List Price Received

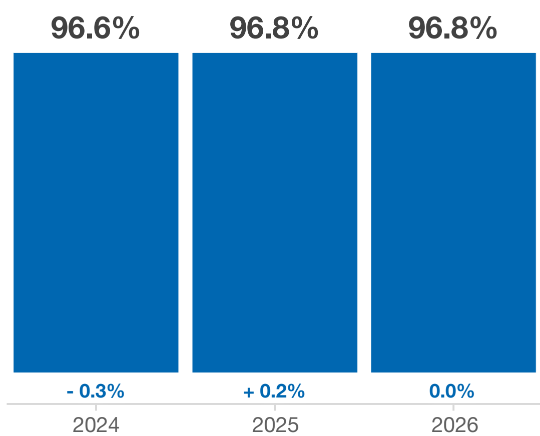
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Central Mississippi REALTORS®

July



Year to Date



Pct. of List Price Received		Prior Year	Year-Over-Year Change
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	96.8%	97.1%	- 0.3%
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	96.8%	96.3%	+ 0.5%
Apr-2026	96.7%	97.0%	- 0.3%
May-2026	96.9%	98.0%	- 1.1%
Jun-2026	97.3%	96.7%	+ 0.6%
Jul-2026	**96.7%**	**96.9%**	**- 0.2%**
12-Month Avg*	96.7%	96.8%	- 0.2%

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

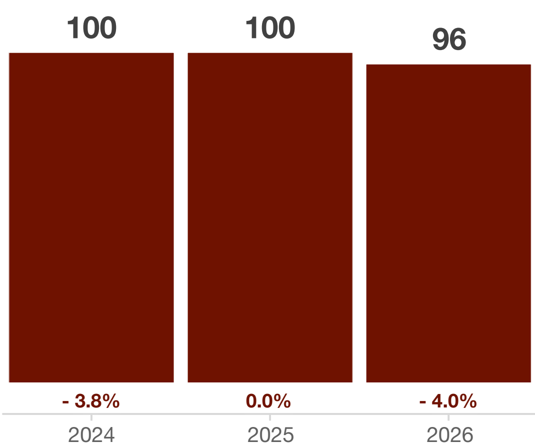
Historical Percent of List Price Received by Month

Housing Affordability Index

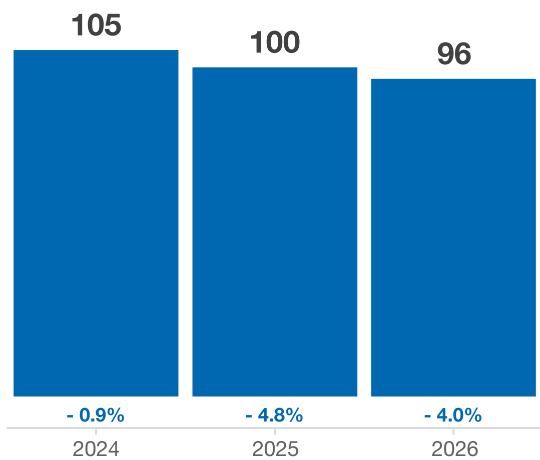
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Central Mississippi REALTORS®

July

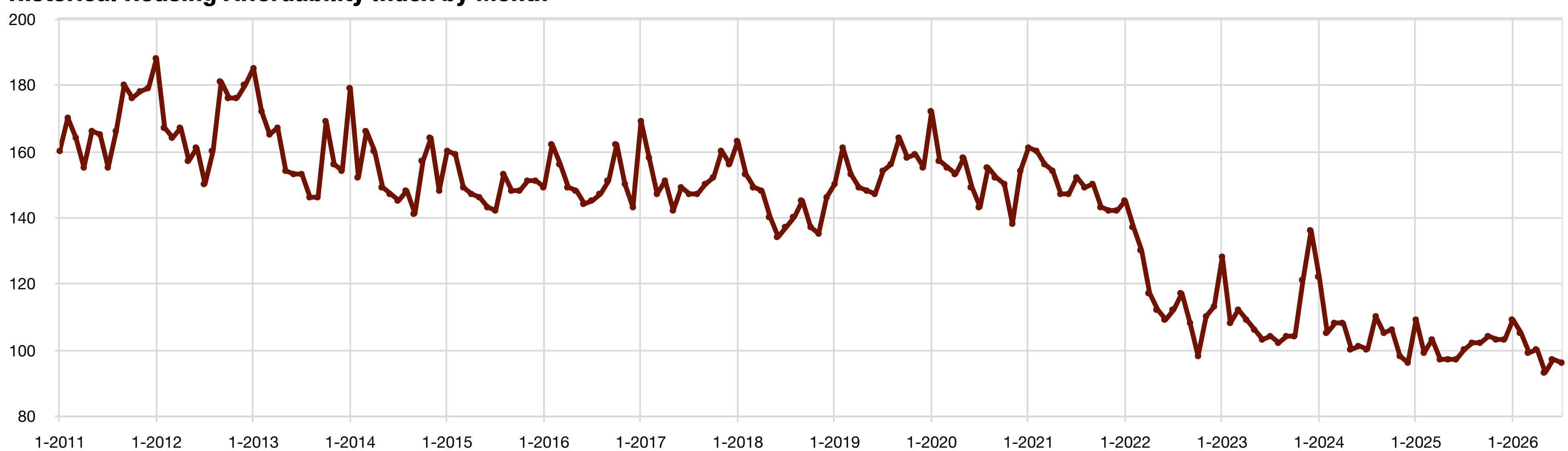


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Aug-2025	102	110	- 7.3%
Sep-2025	102	105	- 2.9%
Oct-2025	104	106	- 1.9%
Nov-2025	103	98	+ 5.1%
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%
May-2026	93	97	- 4.1%
Jun-2026	97	97	0.0%
Jul-2026	**96**	**100**	**- 4.0%**
12-Month Avg	101	101	0.0%

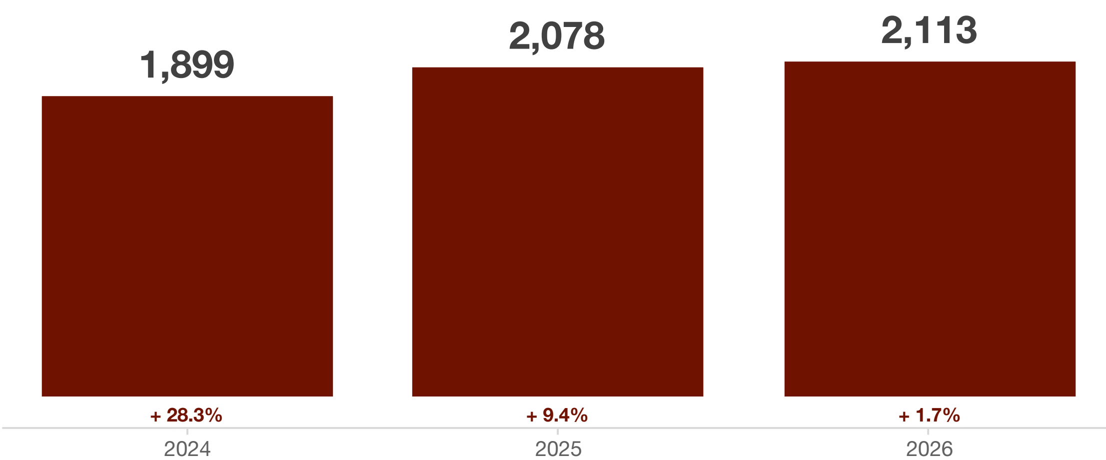
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

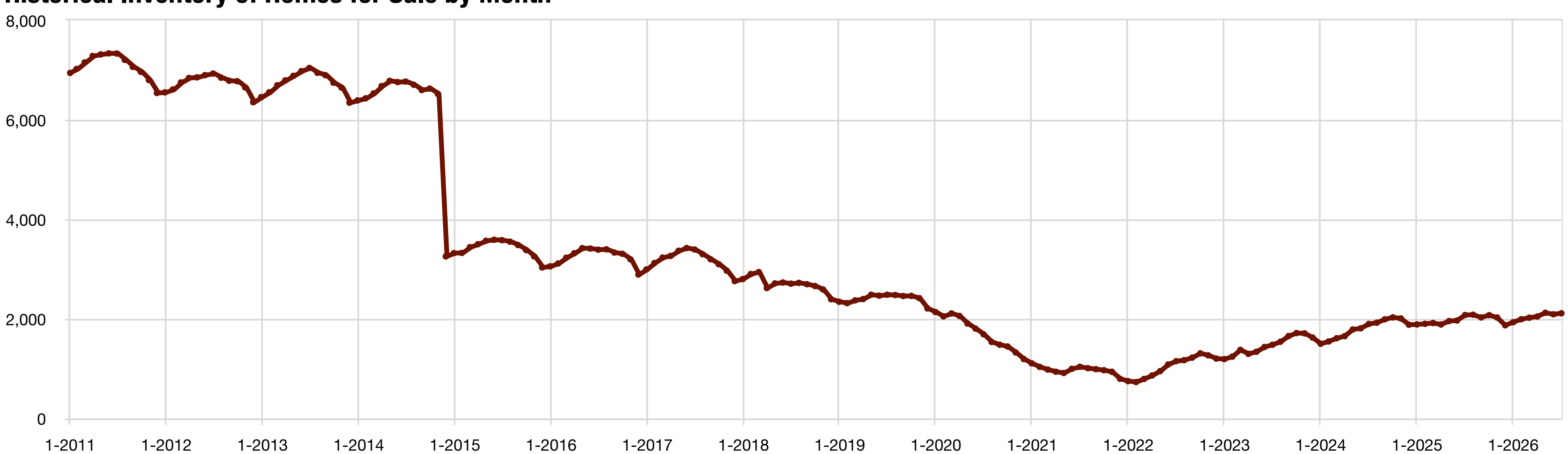
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale		Prior Year	Year-Over-Year Change
Aug-2025	2,084	1,924	+ 8.3%
Sep-2025	2,030	1,992	+ 1.9%
Oct-2025	2,075	2,031	+ 2.2%
Nov-2025	2,028	2,009	+ 0.9%
Dec-2025	1,872	1,883	- 0.6%
Jan-2026	1,934	1,889	+ 2.4%
Feb-2026	1,993	1,901	+ 4.8%
Mar-2026	2,024	1,917	+ 5.6%
Apr-2026	2,048	1,888	+ 8.5%
May-2026	2,123	1,957	+ 8.5%
Jun-2026	2,093	1,968	+ 6.4%
Jul-2026	**2,113**	**2,078**	**+ 1.7%**
12-Month Avg	2,035	1,953	+ 4.2%

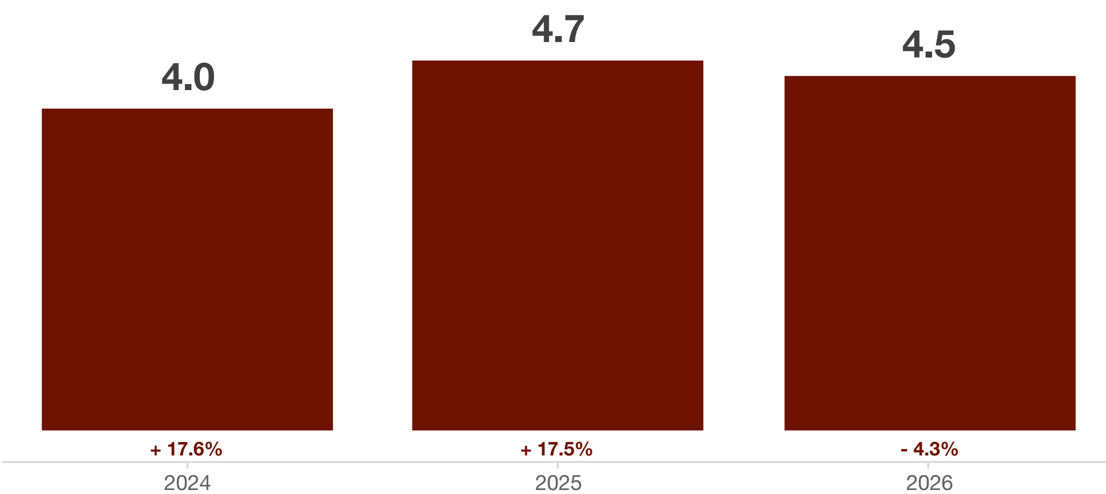
Historical Inventory of Homes for Sale by Month



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.

July



Months Supply		Prior Year	Year-Over-Year Change
Aug-2025	4.7	4.2	+ 11.9%
Sep-2025	4.5	4.3	+ 4.7%
Oct-2025	4.6	4.4	+ 4.5%
Nov-2025	4.5	4.4	+ 2.3%
Dec-2025	4.1	4.1	0.0%
Jan-2026	4.3	4.2	+ 2.4%
Feb-2026	4.4	4.3	+ 2.3%
Mar-2026	4.4	4.3	+ 2.3%
Apr-2026	4.4	4.2	+ 4.8%
May-2026	4.6	4.4	+ 4.5%
Jun-2026	4.4	4.4	0.0%
Jul-2026	**4.5**	**4.7**	**- 4.3%**
12-Month Avg*	4.4	4.3	+ 2.9%

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

Historical Months Supply of Inventory by Month