

Monthly Indicators



June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in the Central Mississippi REALTORS® service area increased 10.2 percent to 694. Pending Sales increased 27.1 percent to 596. Inventory increased 2.8 percent to 2,023.

Median Sales Price increased 2.5 percent from \$275,000 to \$282,000. Days on Market increased 12.7 percent to 62. Months Supply of Inventory decreased 2.3 percent to 4.3.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Quick Facts

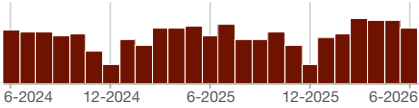
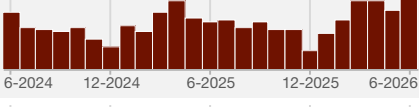
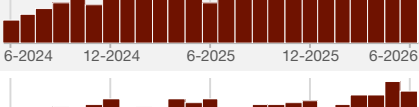
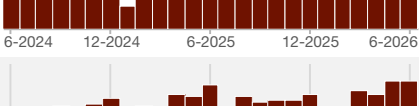
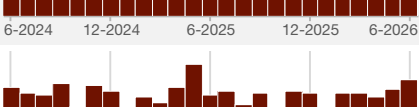
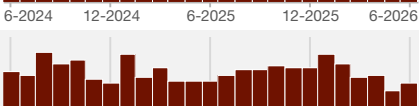
+ 13.8%	+ 2.5%	+ 2.8%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

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	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

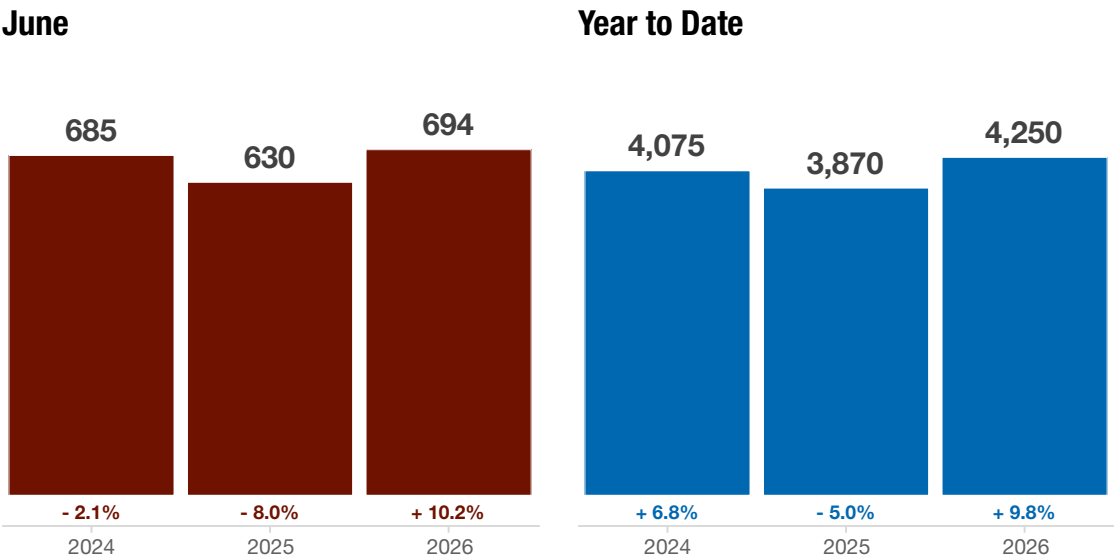
All Residential Properties

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

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		630	694	+ 10.2%	3,870	4,250	+ 9.8%
Pending Sales		469	596	+ 27.1%	2,913	3,172	+ 8.9%
Closed Sales		522	594	+ 13.8%	2,694	2,802	+ 4.0%
Days on Market Until Sale		55	62	+ 12.7%	67	69	+ 3.0%
Median Sales Price		\$275,000	\$282,000	+ 2.5%	\$267,000	\$278,000	+ 4.1%
Average Sales Price		\$321,451	\$327,165	+ 1.8%	\$298,530	\$310,746	+ 4.1%
Percent of List Price Received		96.7%	97.3%	+ 0.6%	96.8%	96.8%	0.0%
Housing Affordability Index		97	96	- 1.0%	99	98	- 1.0%
Inventory of Homes for Sale		1,967	2,023	+ 2.8%	—	—	—
Months Supply of Inventory		4.4	4.3	- 2.3%	—	—	—

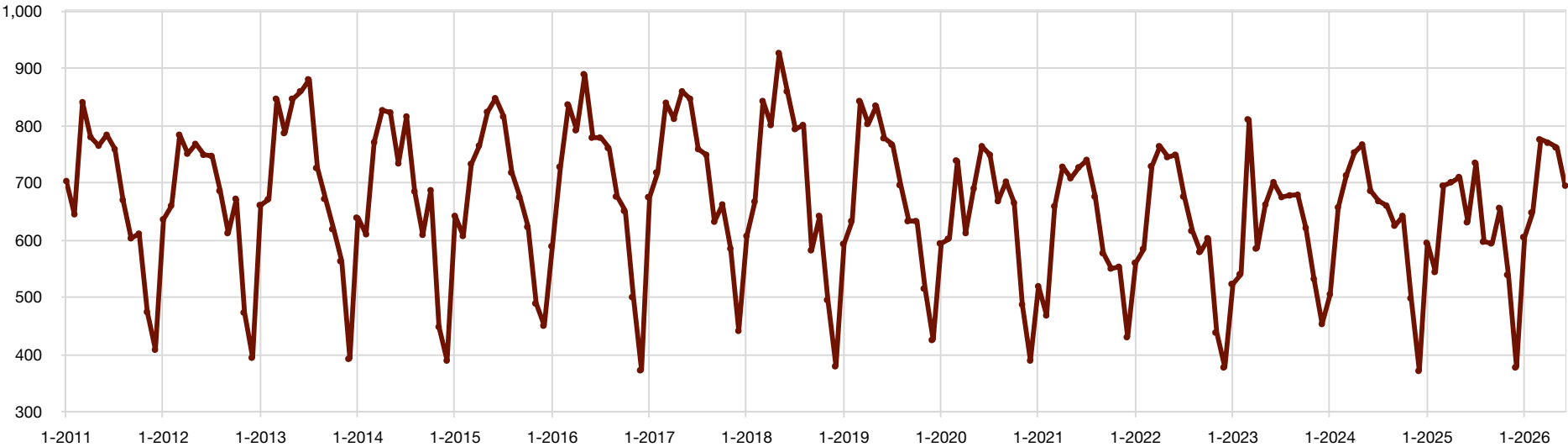
New Listings

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



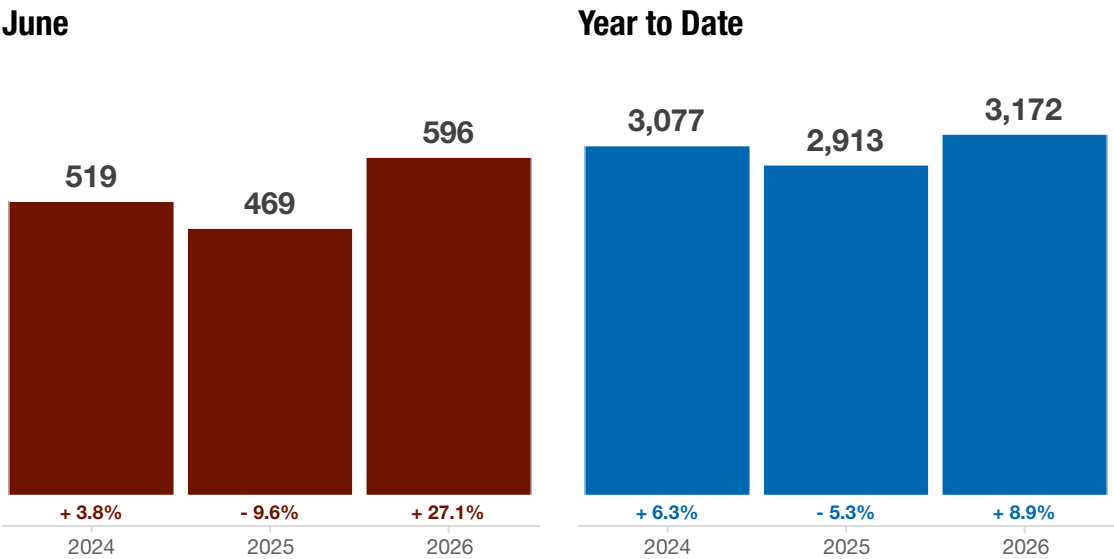
New Listings		Prior Year	Year-Over-Year Change
Jul-2025	734	667	+ 10.0%
Aug-2025	596	659	- 9.6%
Sep-2025	593	624	- 5.0%
Oct-2025	655	641	+ 2.2%
Nov-2025	538	497	+ 8.2%
Dec-2025	376	370	+ 1.6%
Jan-2026	604	594	+ 1.7%
Feb-2026	647	543	+ 19.2%
Mar-2026	775	694	+ 11.7%
Apr-2026	769	700	+ 9.9%
May-2026	761	709	+ 7.3%
Jun-2026	694	630	+ 10.2%
12-Month Avg	645	611	+ 5.6%

Historical New Listings by Month



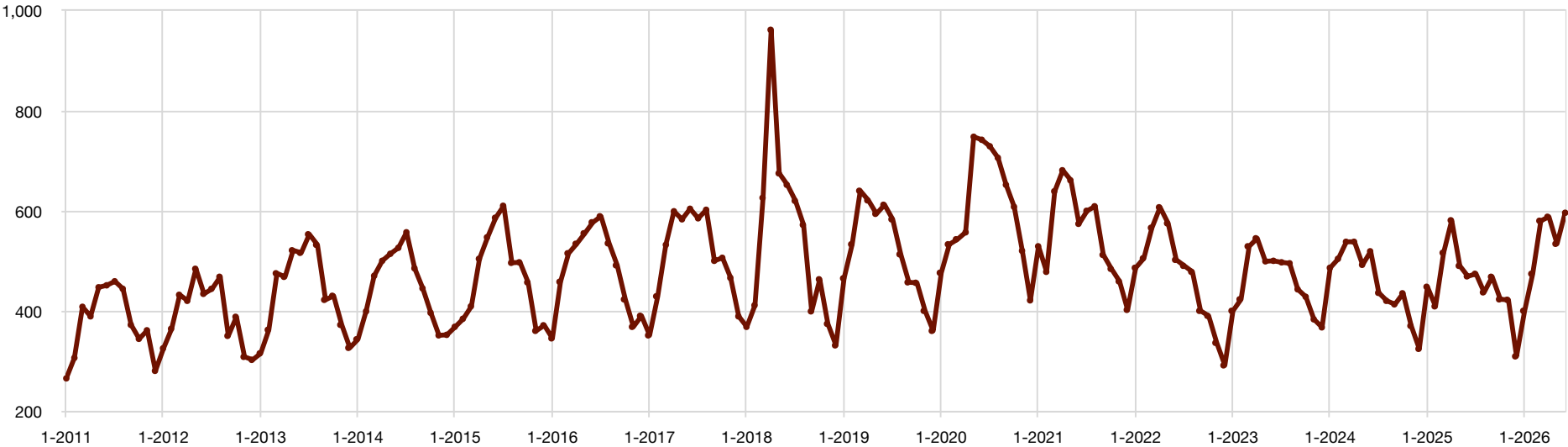
Pending Sales

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



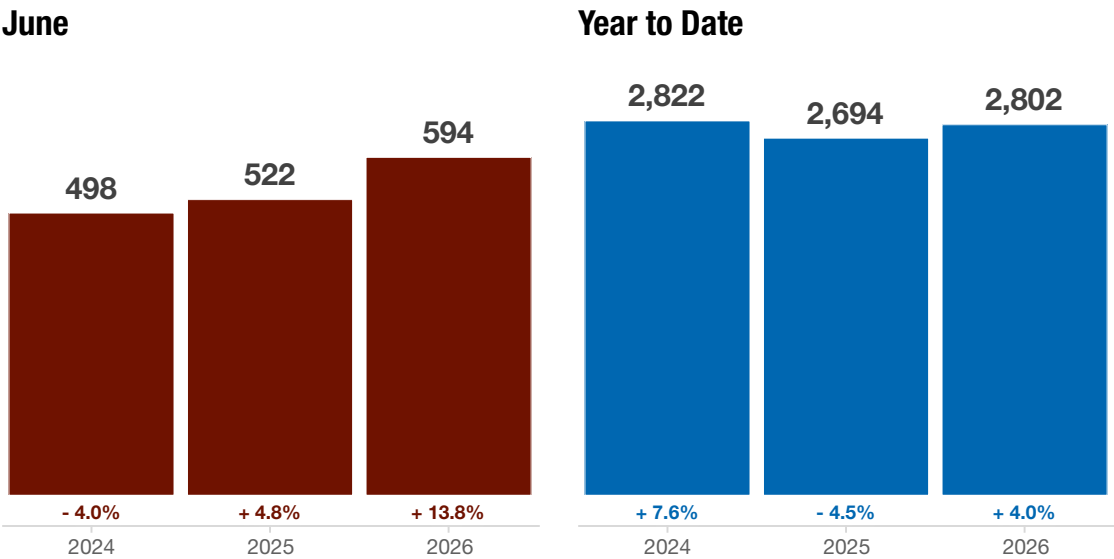
Pending Sales		Prior Year	Year-Over-Year Change
Jul-2025	474	436	+ 8.7%
Aug-2025	437	420	+ 4.0%
Sep-2025	468	413	+ 13.3%
Oct-2025	423	435	- 2.8%
Nov-2025	422	370	+ 14.1%
Dec-2025	309	324	- 4.6%
Jan-2026	400	448	- 10.7%
Feb-2026	474	409	+ 15.9%
Mar-2026	580	516	+ 12.4%
Apr-2026	588	581	+ 1.2%
May-2026	534	490	+ 9.0%
Jun-2026	596	469	+ 27.1%
12-Month Avg	475	443	+ 7.2%

Historical Pending Sales by Month



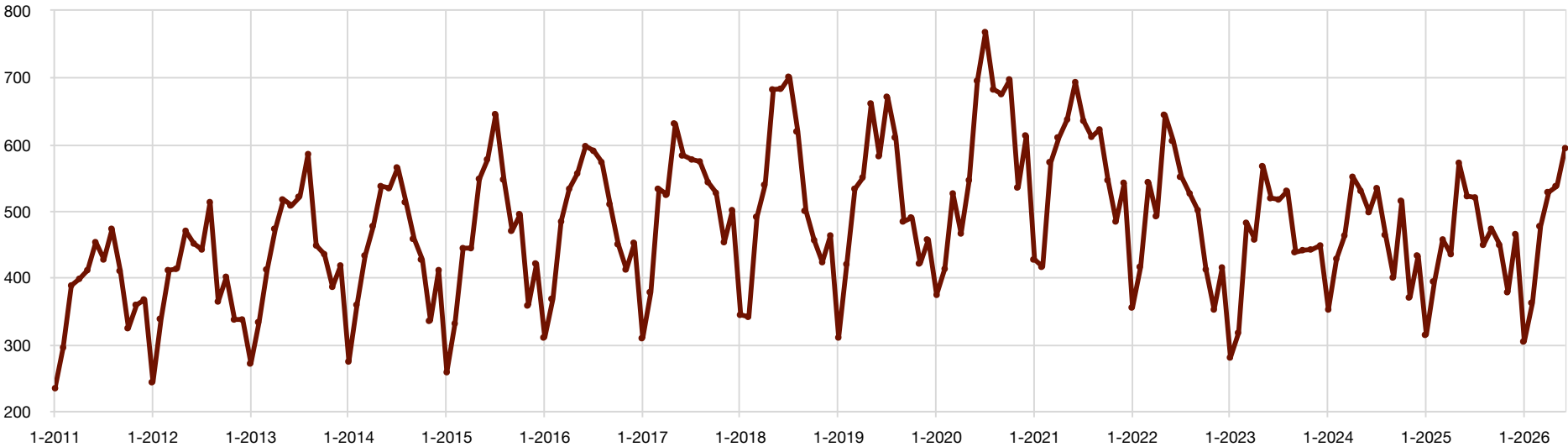
Closed Sales

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



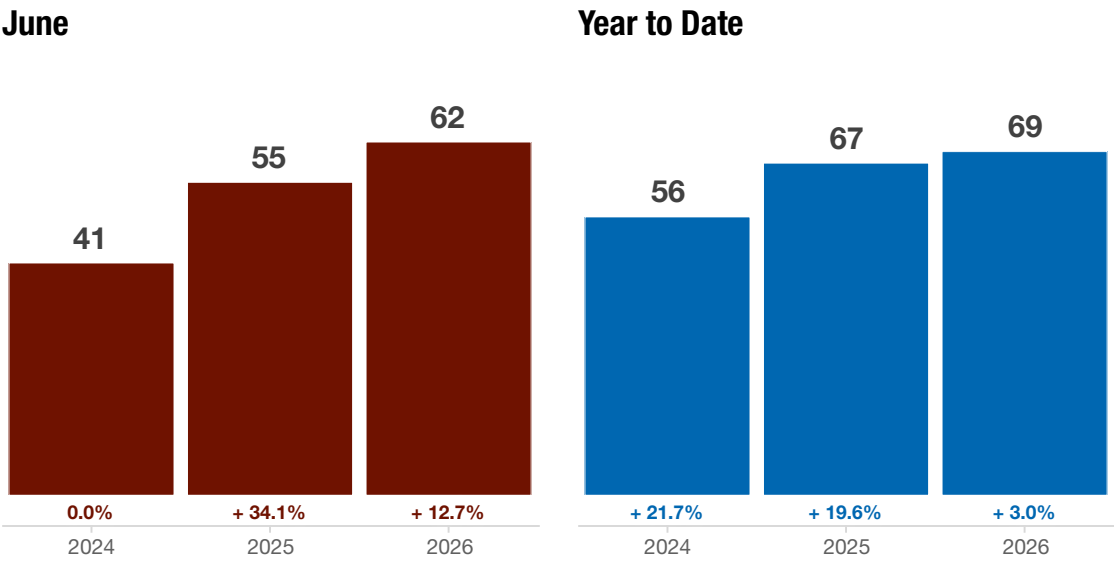
Closed Sales		Prior Year	Year-Over-Year Change
Jul-2025	520	534	- 2.6%
Aug-2025	449	464	- 3.2%
Sep-2025	473	400	+ 18.3%
Oct-2025	449	515	- 12.8%
Nov-2025	378	370	+ 2.2%
Dec-2025	465	433	+ 7.4%
Jan-2026	304	314	- 3.2%
Feb-2026	362	394	- 8.1%
Mar-2026	477	457	+ 4.4%
Apr-2026	528	435	+ 21.4%
May-2026	537	572	- 6.1%
Jun-2026	594	522	+ 13.8%
12-Month Avg	461	451	+ 2.2%

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.



Days on Market		Prior Year	Year-Over-Year Change
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	79	- 2.5%
Apr-2026	68	73	- 6.8%
May-2026	65	59	+ 10.2%
Jun-2026	62	55	+ 12.7%
12-Month Avg*	67	61	+ 10.7%

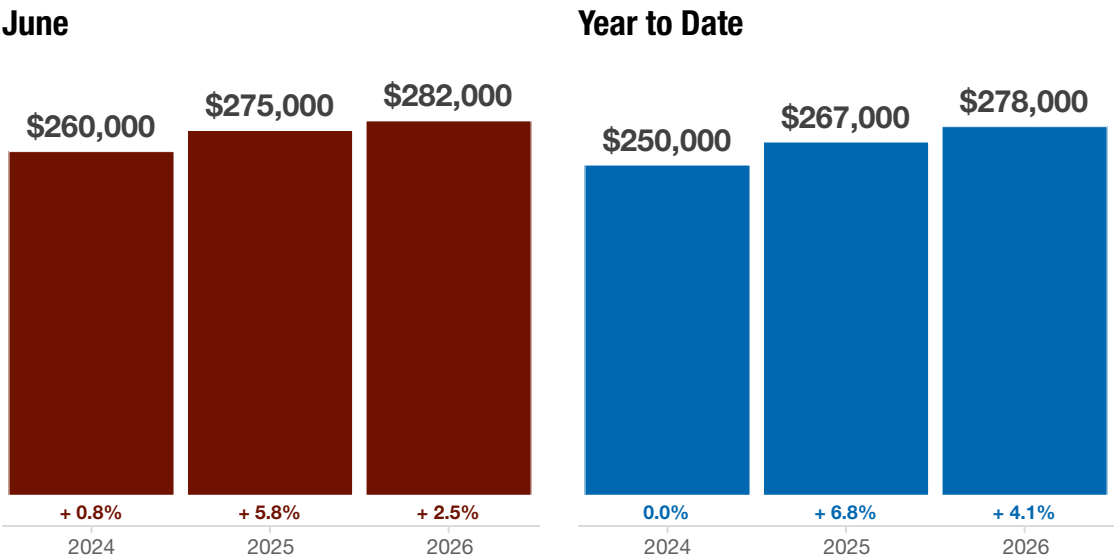
* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

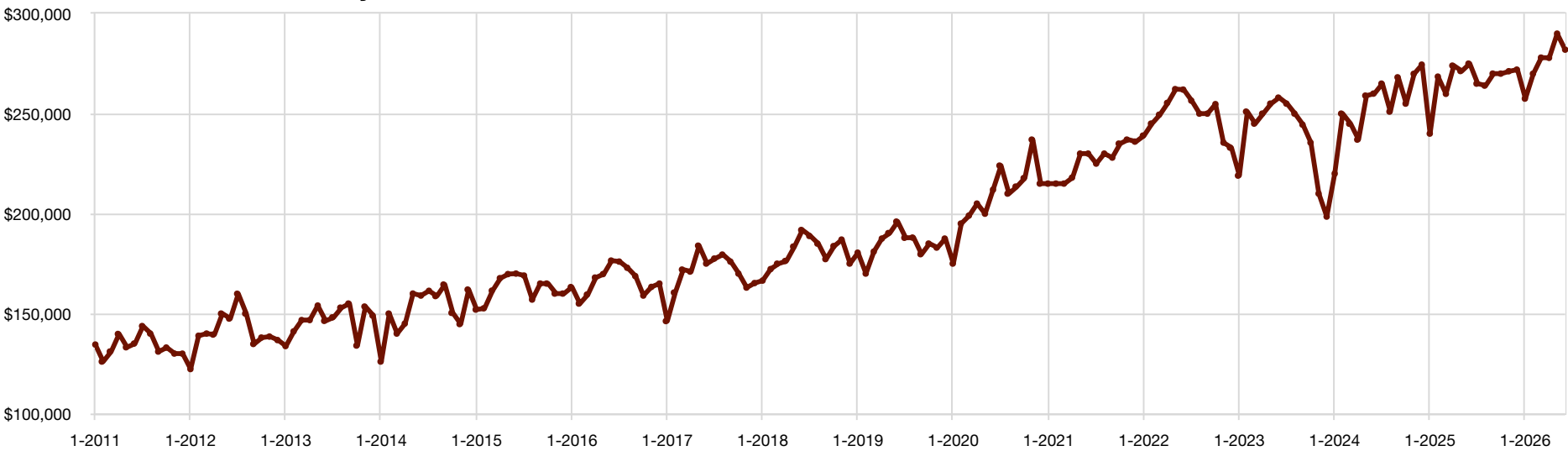
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$271,200	\$269,900	+ 0.5%
Dec-2025	\$272,000	\$274,500	- 0.9%
Jan-2026	\$257,500	\$240,000	+ 7.3%
Feb-2026	\$269,950	\$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	\$282,000	\$275,000	+ 2.5%
12-Month Avg*	\$274,900	\$265,000	+ 3.7%

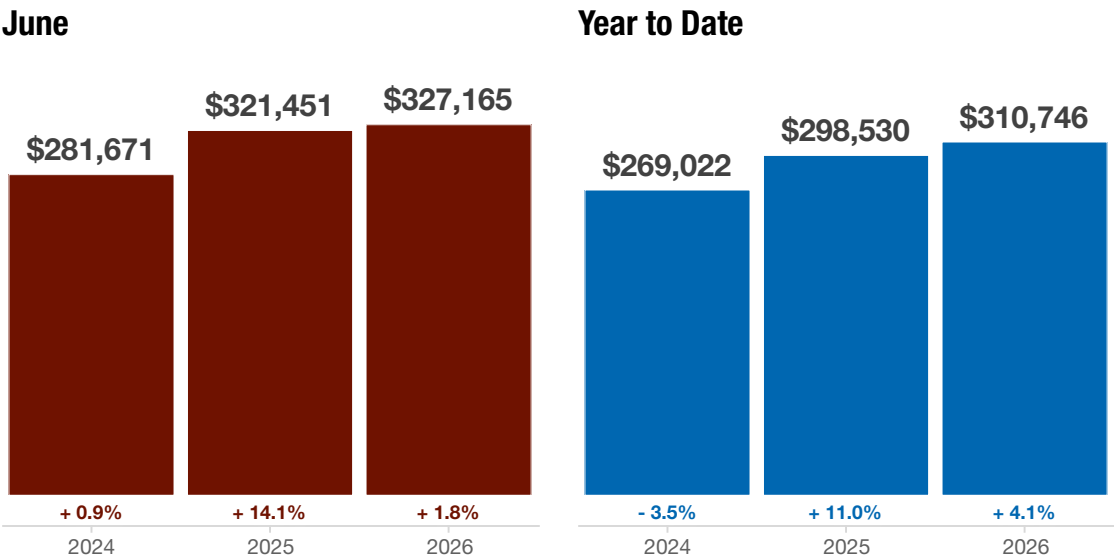
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

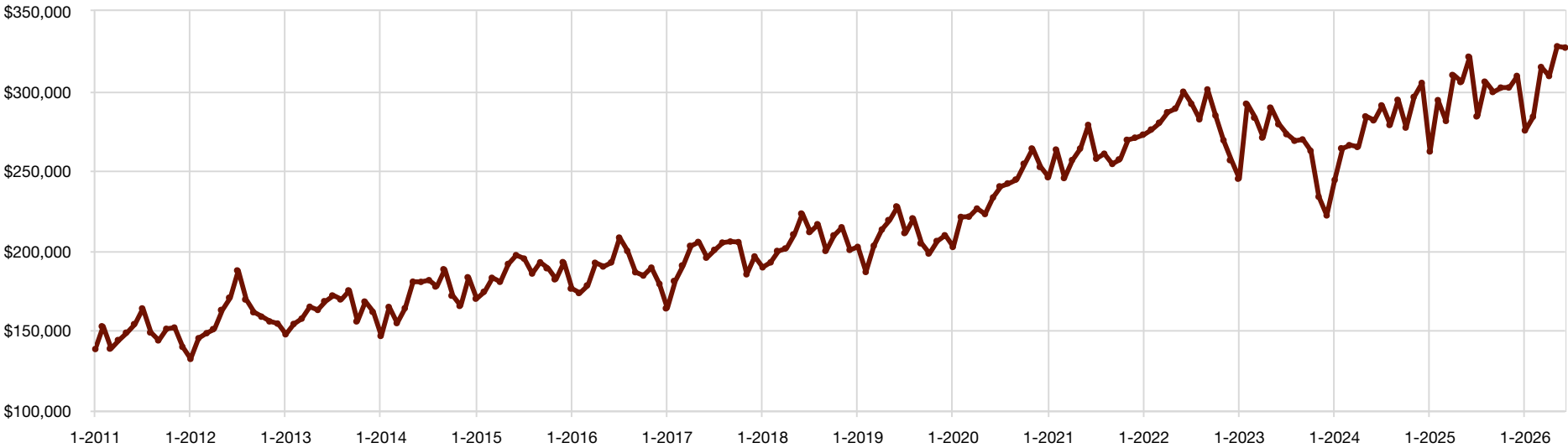
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$302,201	\$296,289	+ 2.0%
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	\$315,011	\$281,287	+ 12.0%
Apr-2026	\$309,398	\$310,023	- 0.2%
May-2026	\$327,985	\$305,629	+ 7.3%
Jun-2026	\$327,165	\$321,451	+ 1.8%
12-Month Avg*	\$305,483	\$294,269	+ 3.8%

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

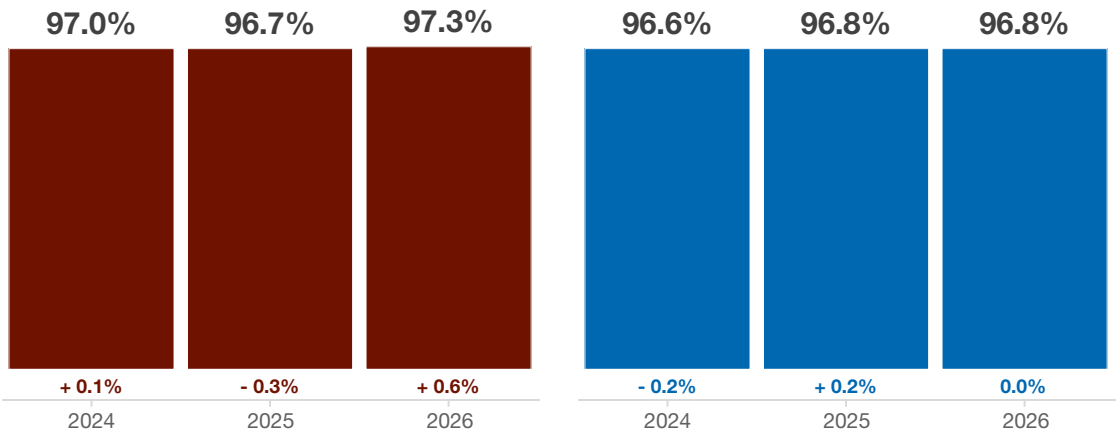
Historical Average Sales Price by Month



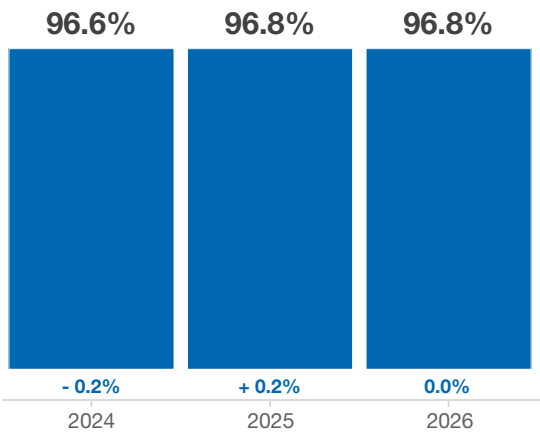
Percent of List Price Received

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.

June



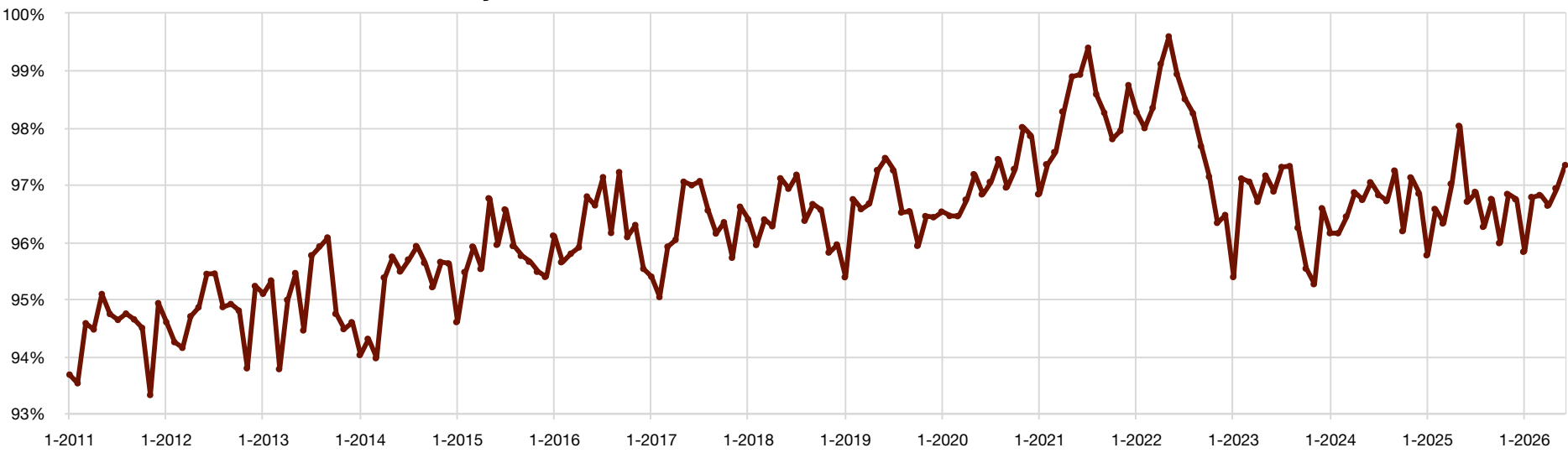
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	96.8%	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	96.6%	97.0%	- 0.4%
May-2026	96.9%	98.0%	- 1.1%
Jun-2026	97.3%	96.7%	+ 0.6%
12-Month Avg*	96.7%	96.8%	- 0.1%

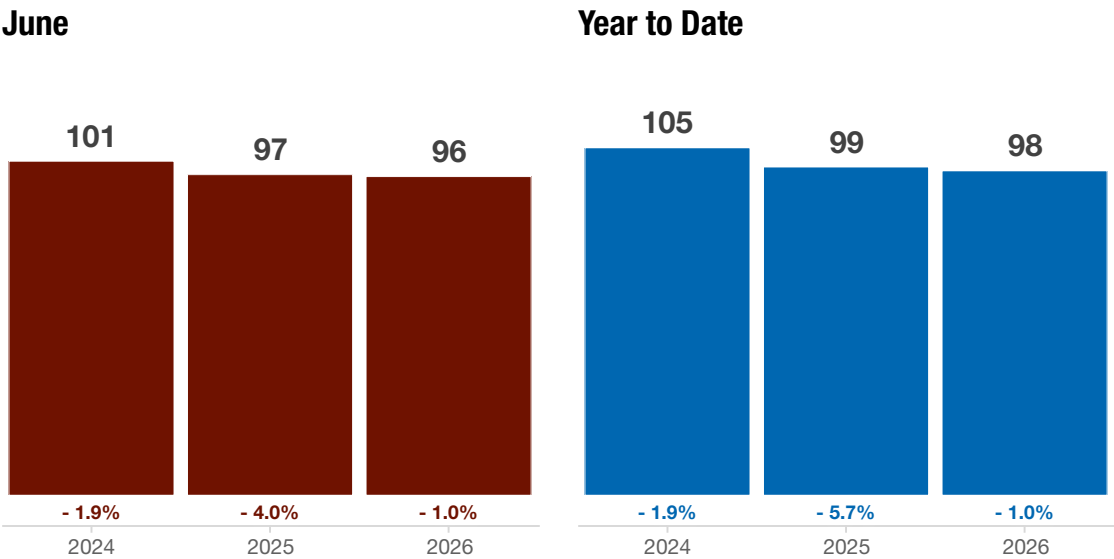
* Pct. of List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



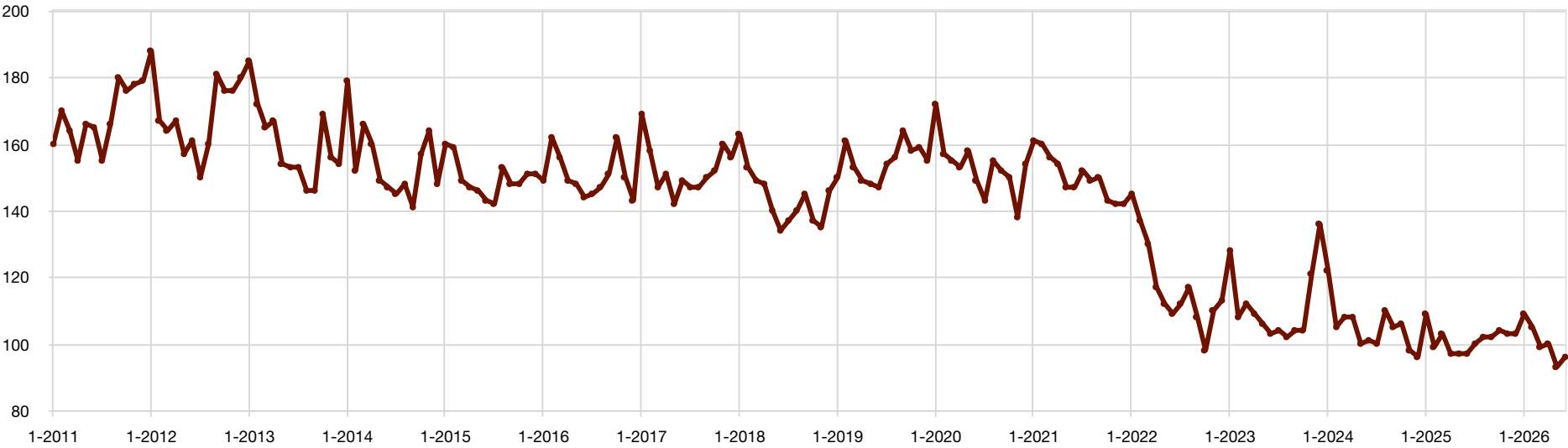
Housing Affordability Index

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.



Affordability Index		Prior Year	Year-Over-Year Change
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	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	96	97	- 1.0%
12-Month Avg	101	101	0.0%

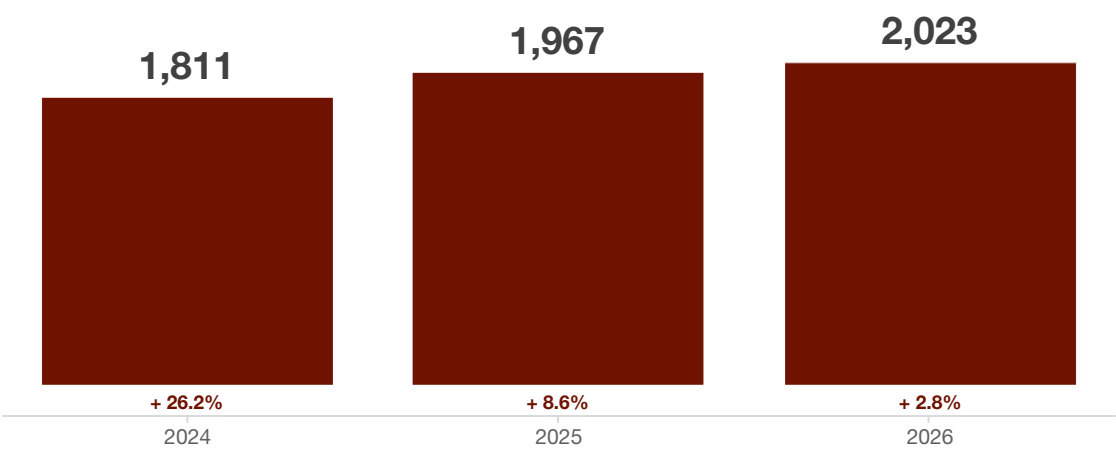
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

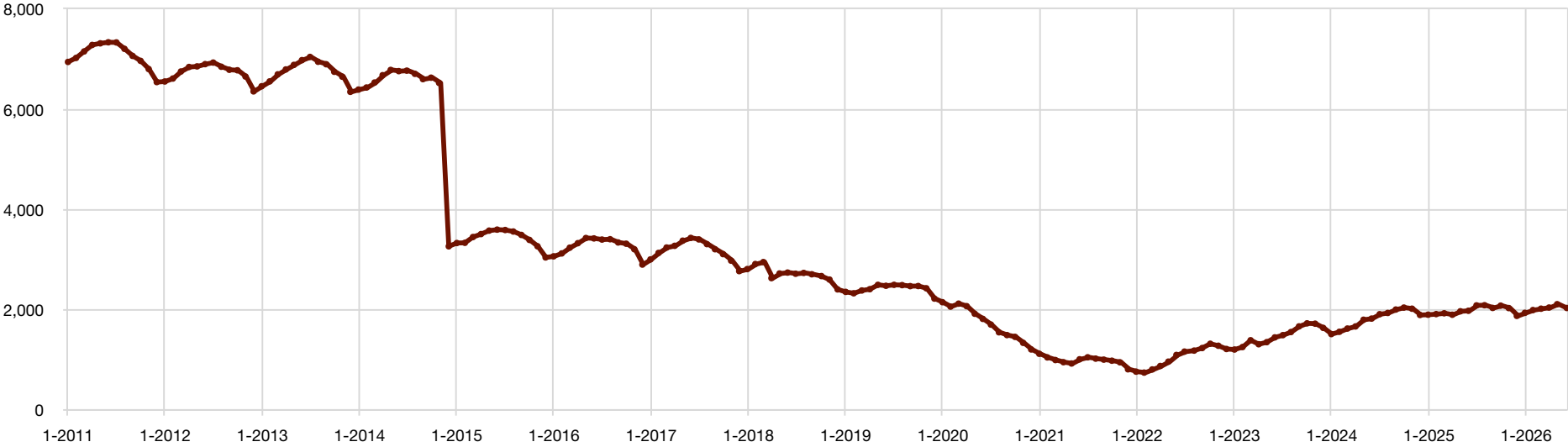
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale		Prior Year	Year-Over-Year Change
Jul-2025	2,075	1,899	+ 9.3%
Aug-2025	2,078	1,924	+ 8.0%
Sep-2025	2,024	1,992	+ 1.6%
Oct-2025	2,070	2,031	+ 1.9%
Nov-2025	2,021	2,009	+ 0.6%
Dec-2025	1,865	1,883	- 1.0%
Jan-2026	1,926	1,889	+ 2.0%
Feb-2026	1,982	1,901	+ 4.3%
Mar-2026	2,009	1,917	+ 4.8%
Apr-2026	2,032	1,888	+ 7.6%
May-2026	2,099	1,957	+ 7.3%
Jun-2026	2,023	1,967	+ 2.8%
12-Month Avg	2,017	1,938	+ 4.1%

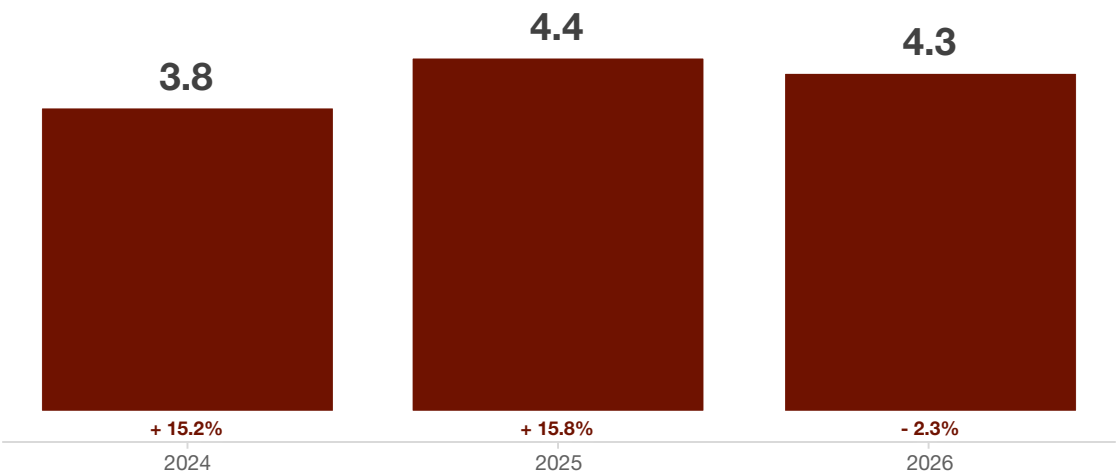
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Year-Over-Year Change
Jul-2025	4.7	4.0	+ 17.5%
Aug-2025	4.6	4.2	+ 9.5%
Sep-2025	4.5	4.3	+ 4.7%
Oct-2025	4.6	4.4	+ 4.5%
Nov-2025	4.4	4.4	0.0%
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	4.5	4.4	+ 2.3%
Jun-2026	4.3	4.4	- 2.3%
12-Month Avg*	4.4	4.3	+ 3.6%

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

Historical Months Supply of Inventory by Month

