

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings in the Central Mississippi REALTORS® service area increased 11.5 percent to 773. Pending Sales increased 19.8 percent to 618. Inventory increased 0.9 percent to 1,932.

Median Sales Price increased 7.7 percent from \$259,900 to \$279,950. Days on Market decreased 1.3 percent to 77. Months Supply of Inventory decreased 2.3 percent to 4.2.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

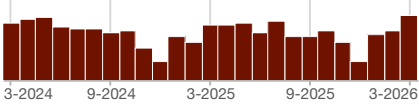
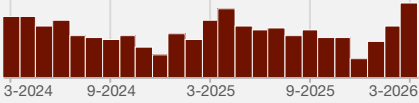
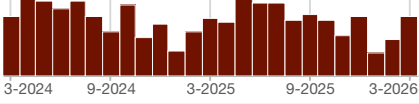
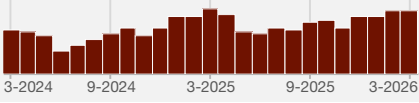
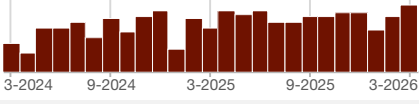


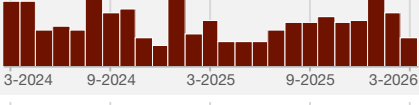
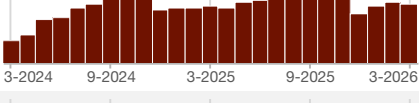
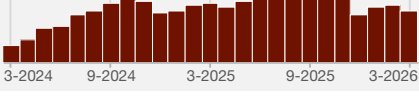
+ 2.0%	+ 7.7%	+ 0.9%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

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

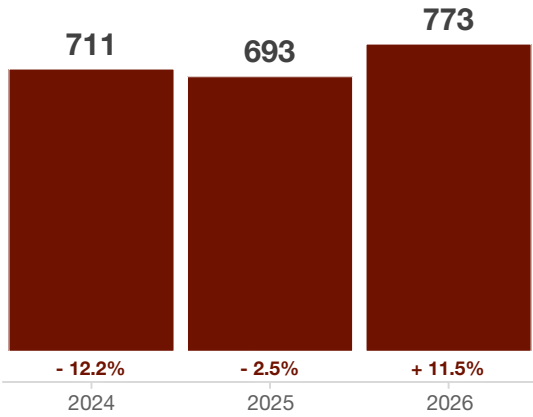
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		693	773	+ 11.5%	1,830	2,023	+ 10.5%
Pending Sales		516	618	+ 19.8%	1,373	1,507	+ 9.8%
Closed Sales		457	466	+ 2.0%	1,165	1,131	- 2.9%
Days on Market Until Sale		78	77	- 1.3%	74	75	+ 1.4%
Median Sales Price		\$259,900	\$279,950	+ 7.7%	\$259,450	\$270,000	+ 4.1%
Average Sales Price		\$281,287	\$317,029	+ 12.7%	\$280,529	\$295,468	+ 5.3%
Percent of List Price Received		96.3%	96.9%	+ 0.6%	96.3%	96.6%	+ 0.3%
Housing Affordability Index		103	98	- 4.9%	103	102	- 1.0%
Inventory of Homes for Sale		1,915	1,932	+ 0.9%	—	—	—
Months Supply of Inventory		4.3	4.2	- 2.3%	—	—	—

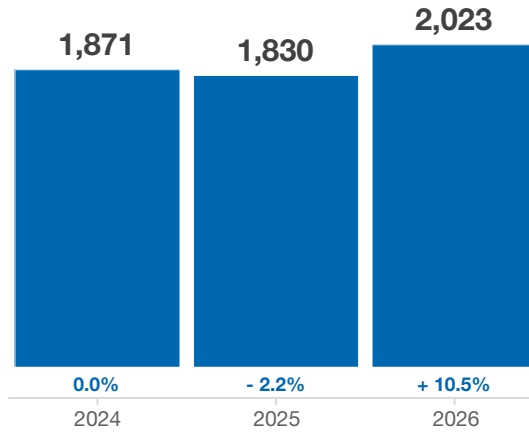
New Listings

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

March

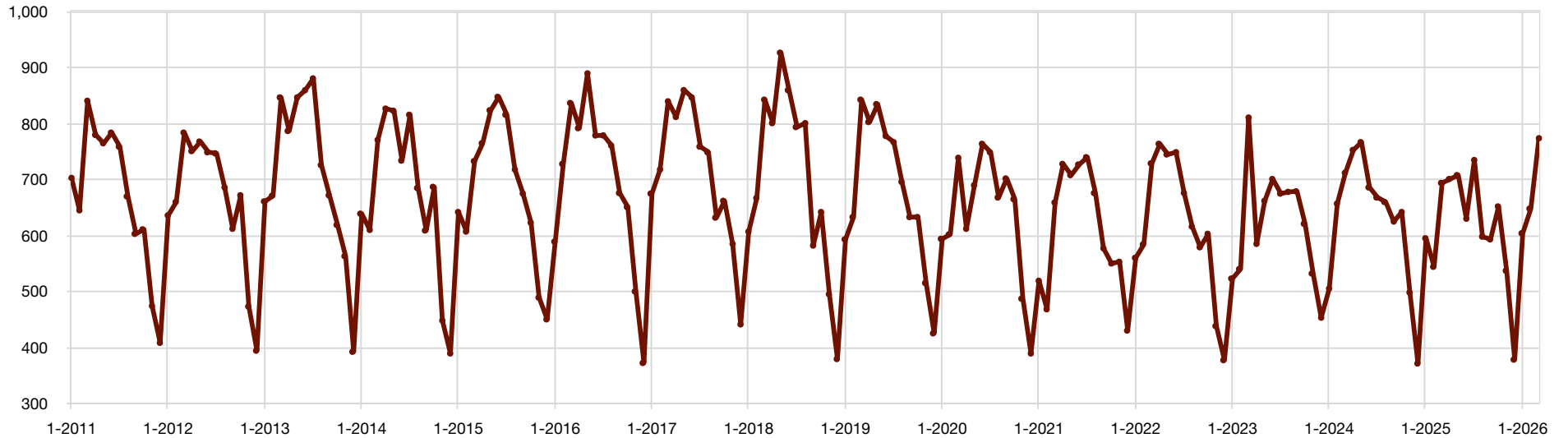


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Apr-2025	700	752	-6.9%
May-2025	707	766	-7.7%
Jun-2025	629	685	-8.2%
Jul-2025	734	667	+10.0%
Aug-2025	597	659	-9.4%
Sep-2025	592	624	-5.1%
Oct-2025	651	641	+1.6%
Nov-2025	536	497	+7.8%
Dec-2025	377	370	+1.9%
Jan-2026	603	594	+1.5%
Feb-2026	647	543	+19.2%
Mar-2026	773	693	+11.5%
12-Month Avg	629	624	+0.8%

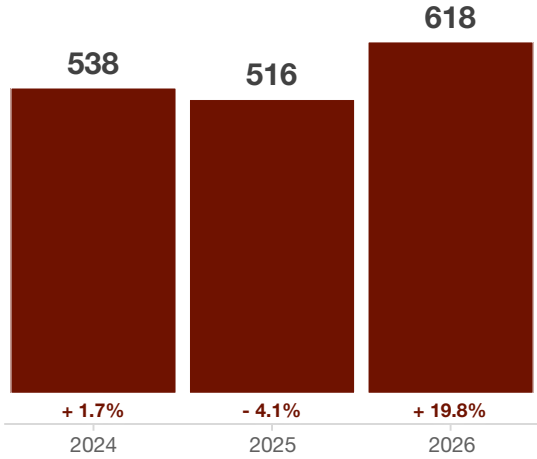
Historical New Listings by Month



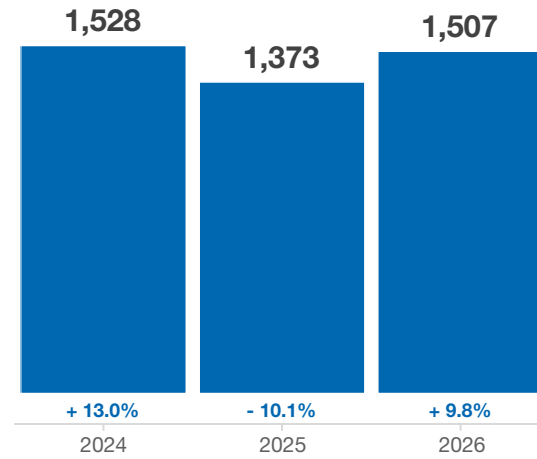
Pending Sales

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

March

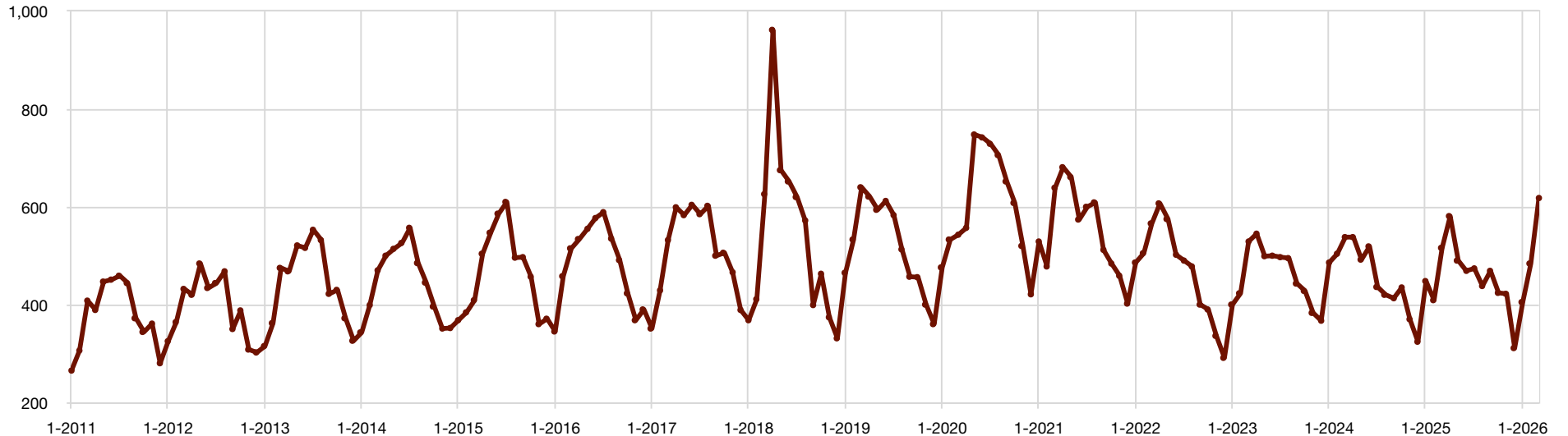


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Apr-2025	581	538	+ 8.0%
May-2025	490	492	- 0.4%
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	424	435	- 2.5%
Nov-2025	422	370	+ 14.1%
Dec-2025	311	324	- 4.0%
Jan-2026	405	448	- 9.6%
Feb-2026	484	409	+ 18.3%
Mar-2026	618	516	+ 19.8%
12-Month Avg	465	443	+ 5.0%

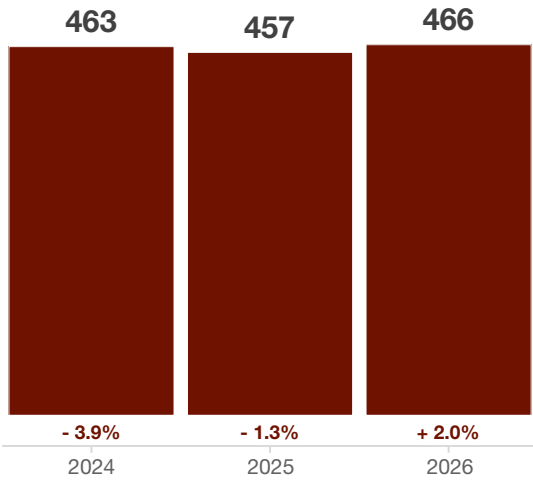
Historical Pending Sales by Month



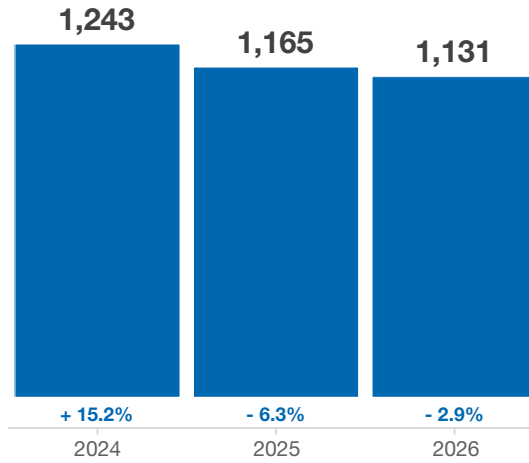
Closed Sales

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

March

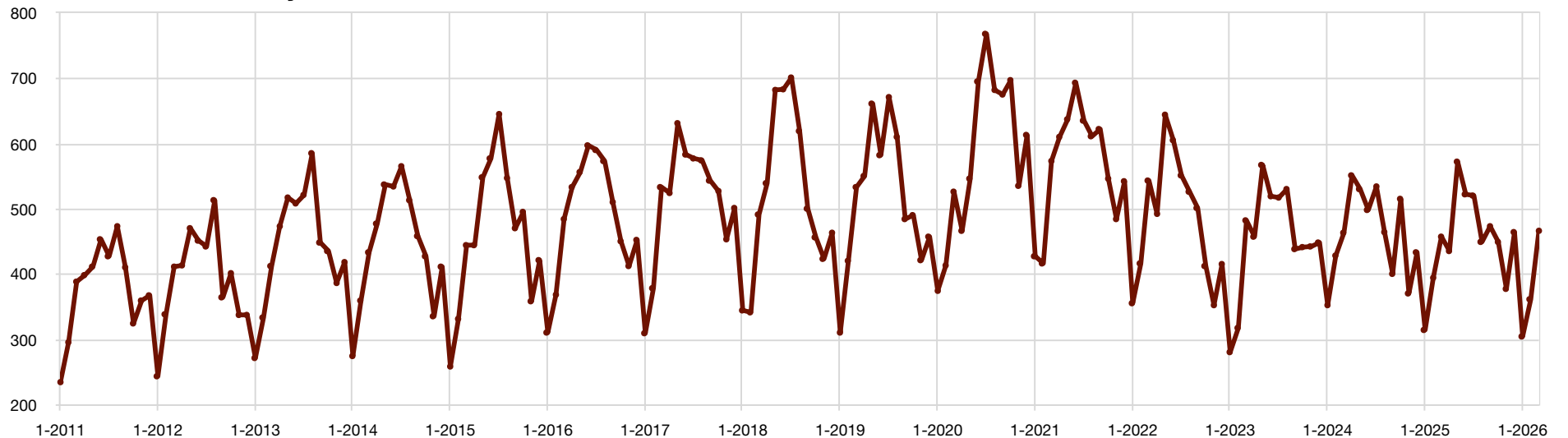


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change	
Apr-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	473	400	+ 18.3%
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	361	394	- 8.4%
Mar-2026	466	457	+ 2.0%
12-Month Avg	449	455	- 1.3%

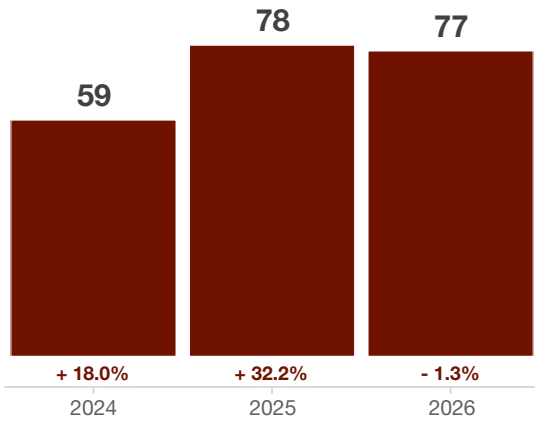
Historical Closed Sales by Month



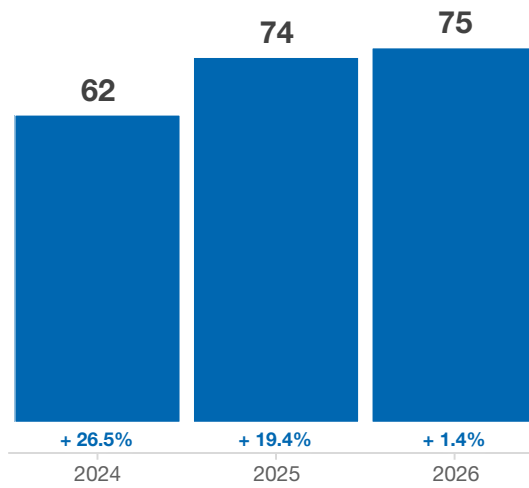
Days on Market Until Sale

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-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	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%
12-Month Avg*	66	58	+ 14.8%

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

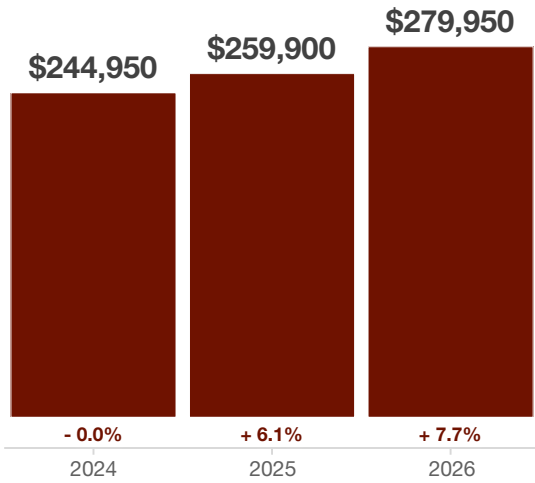
Historical Days on Market Until Sale by Month



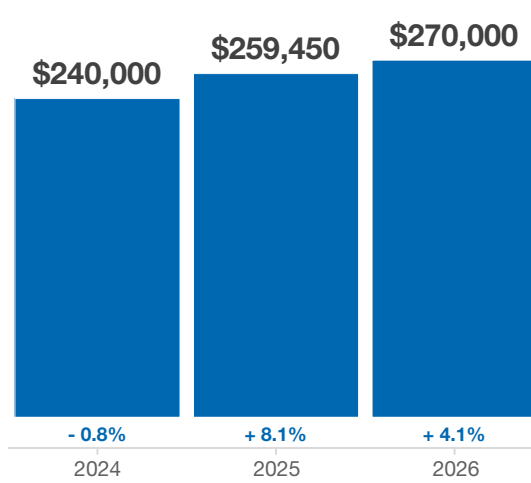
Median Sales Price

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

March



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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%
Mar-2026	\$279,950	\$259,900	+ 7.7%
12-Month Avg*	\$270,000	\$259,900	+ 3.9%

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

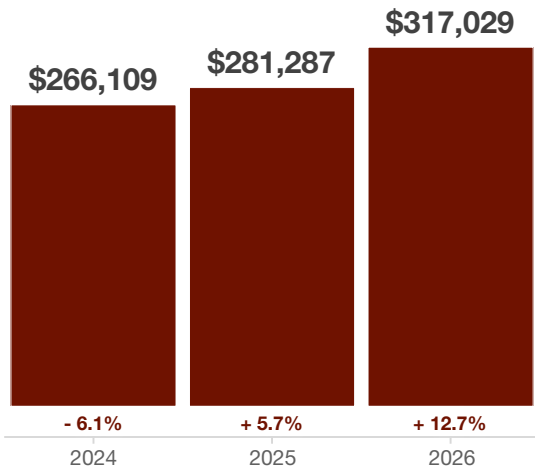
Historical Median Sales Price by Month



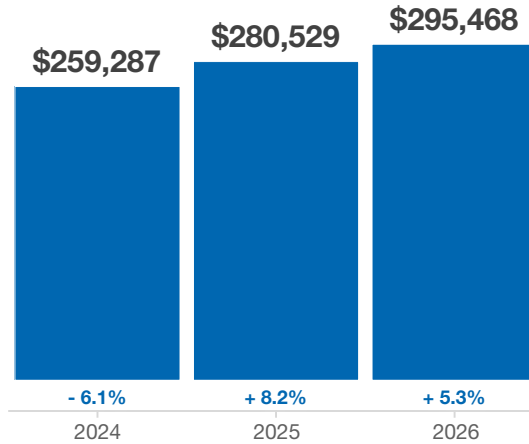
Average Sales Price

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

March



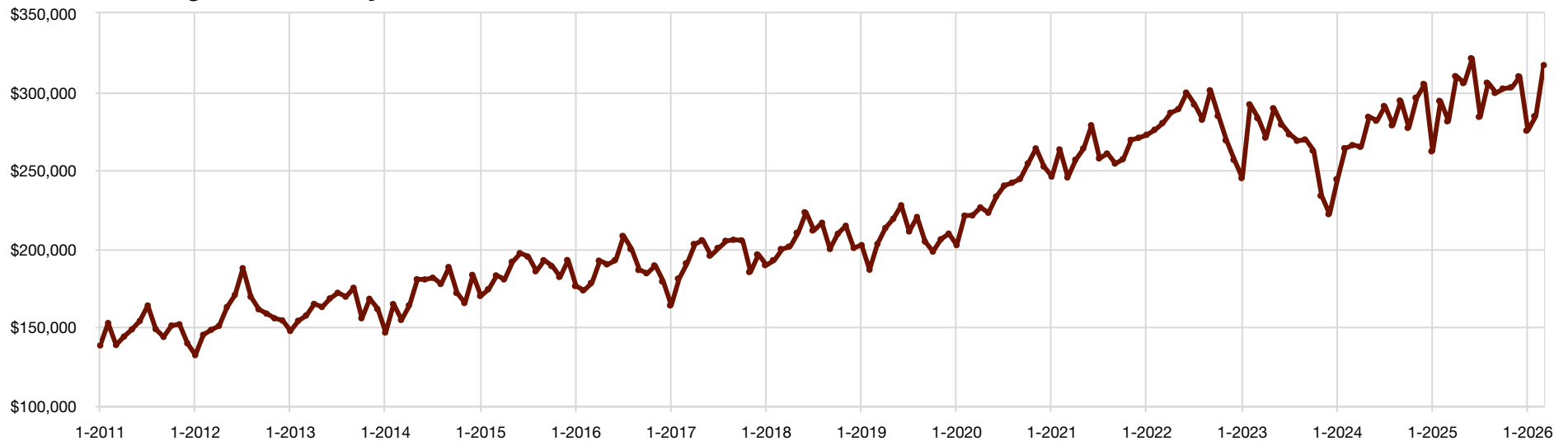
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$299,396	\$294,459	+ 1.7%
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	\$284,536	\$294,276	- 3.3%
Mar-2026	\$317,029	\$281,287	+ 12.7%
12-Month Avg*	\$302,666	\$284,061	+ 6.5%

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

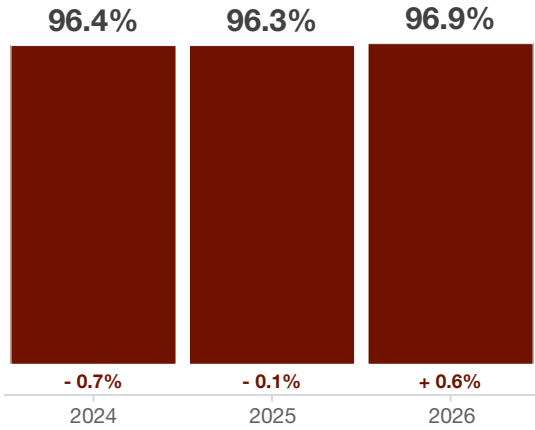
Historical Average Sales Price by Month



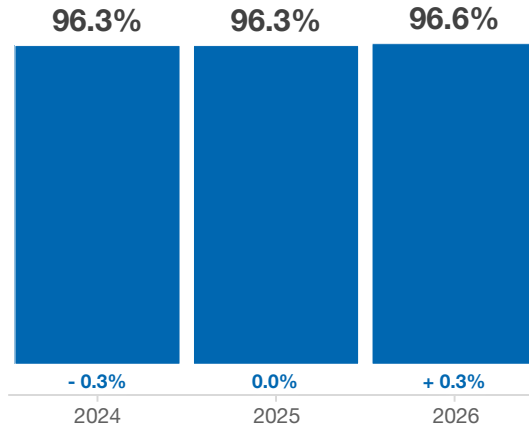
Percent of List Price Received

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.

March



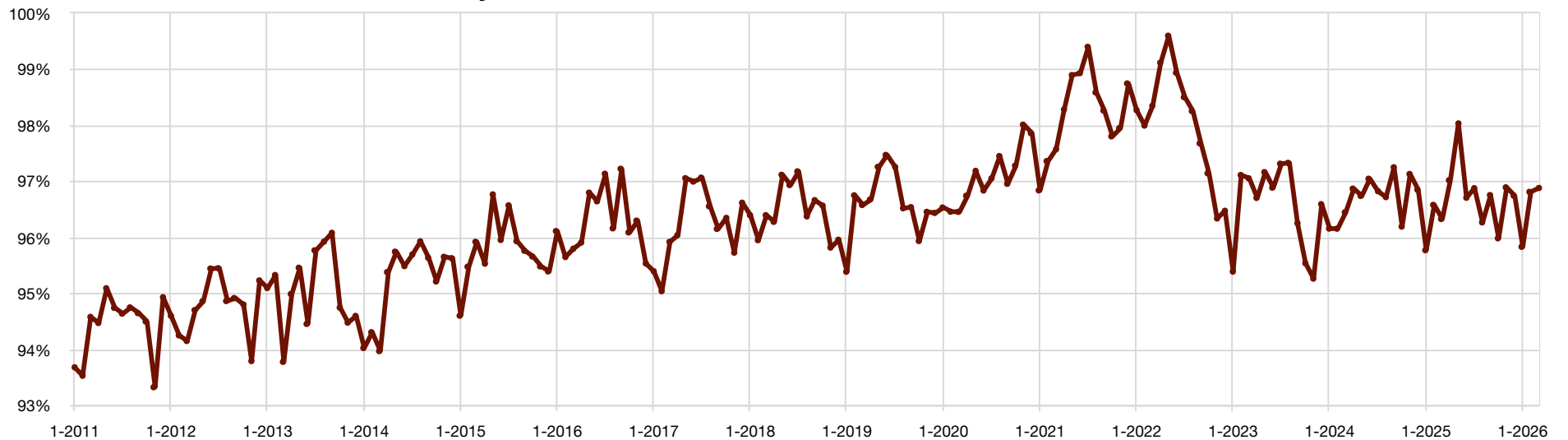
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	96.8%	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%
12-Month Avg*	96.8%	96.7%	+ 0.1%

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

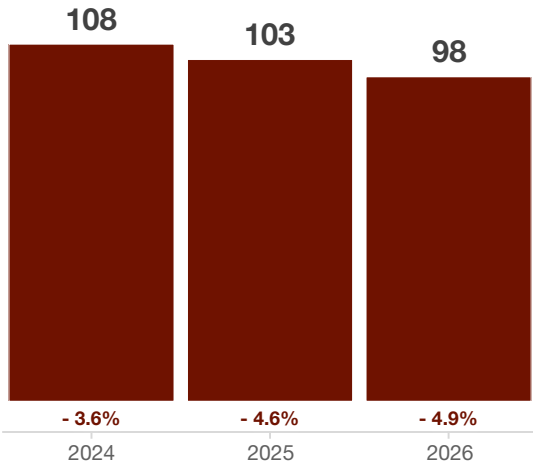
Historical Percent of List Price Received by Month



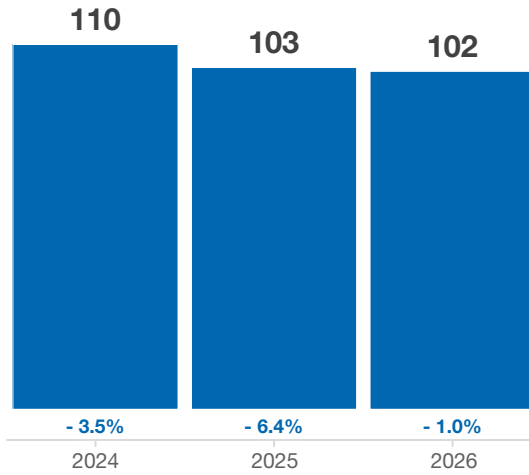
Housing Affordability Index

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.

March

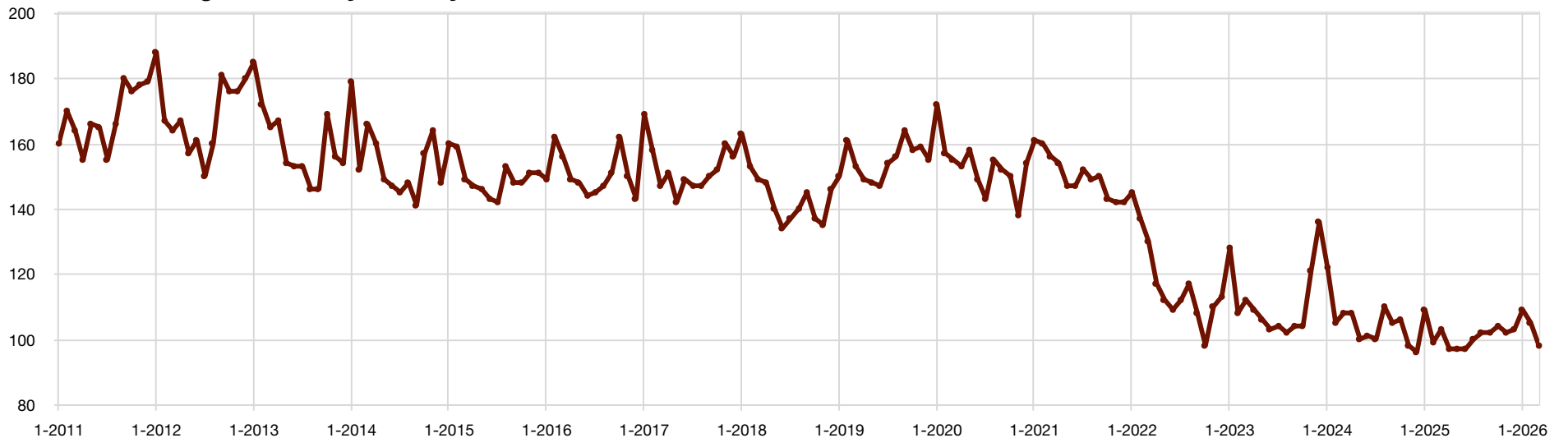


Year to Date



Affordability Index	Prior Year	Year-Over-Year Change	
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%
Mar-2026	98	103	- 4.9%
12-Month Avg	101	103	- 1.9%

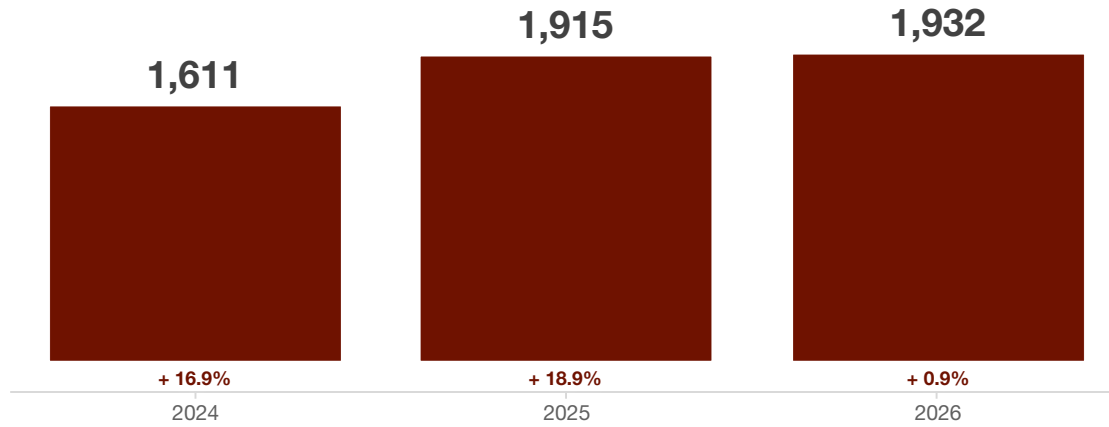
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

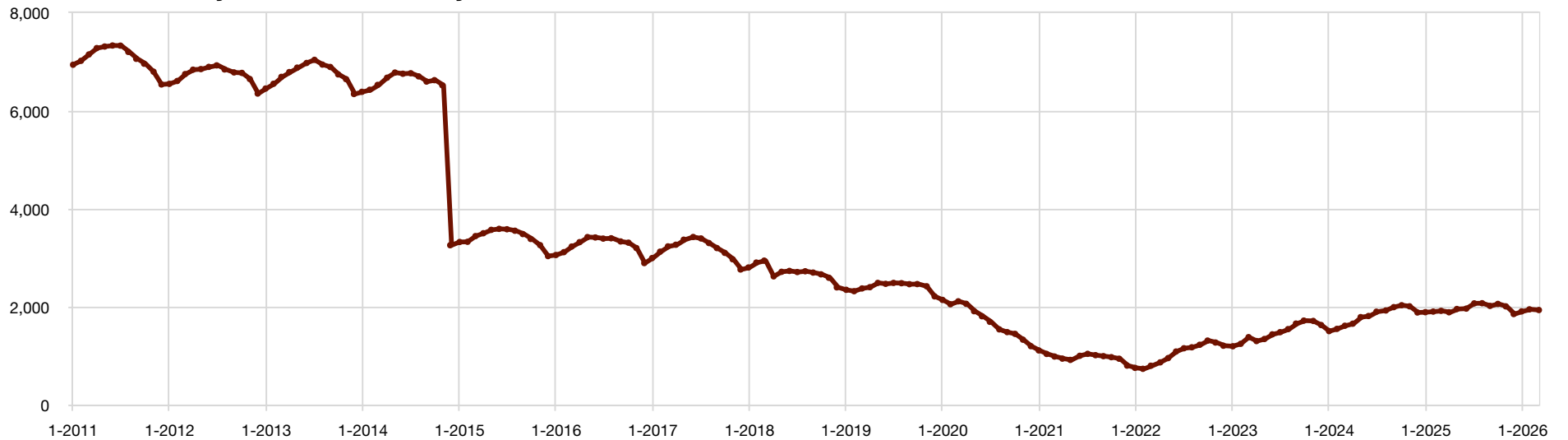
The number of properties available for sale in active status at the end of a given month.

March



Homes for Sale	Prior Year	Year-Over-Year Change	
Apr-2025	1,886	1,653	+ 14.1%
May-2025	1,953	1,787	+ 9.3%
Jun-2025	1,961	1,810	+ 8.3%
Jul-2025	2,068	1,898	+ 9.0%
Aug-2025	2,071	1,923	+ 7.7%
Sep-2025	2,016	1,991	+ 1.3%
Oct-2025	2,057	2,030	+ 1.3%
Nov-2025	2,007	2,008	- 0.0%
Dec-2025	1,850	1,882	- 1.7%
Jan-2026	1,904	1,888	+ 0.8%
Feb-2026	1,946	1,900	+ 2.4%
Mar-2026	1,932	1,915	+ 0.9%
12-Month Avg	1,971	1,890	+ 4.3%

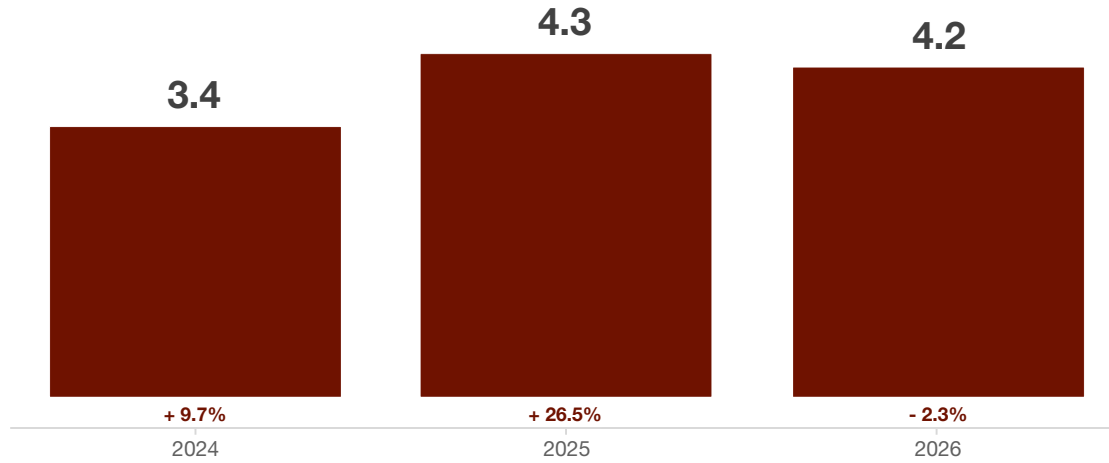
Historical Inventory of Homes for Sale by Month



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-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	+ 4.5%
Nov-2025	4.4	0.0%
Dec-2025	4.1	0.0%
Jan-2026	4.2	0.0%
Feb-2026	4.3	0.0%
Mar-2026	4.3	- 2.3%
12-Month Avg*	4.4	+ 6.4%

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

Historical Months Supply of Inventory by Month

