

# Monthly Indicators



## January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in the Central Mississippi REALTORS® service area increased 1.3 percent to 601. Pending Sales decreased 3.6 percent to 432. Inventory decreased 2.3 percent to 1,845.

Median Sales Price increased 7.2 percent from \$240,000 to \$257,250. Days on Market increased 2.9 percent to 72. Months Supply of Inventory decreased 2.4 percent to 4.1.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

## Quick Facts

**- 3.5%**

Change in  
**Closed Sales**

**+ 7.2%**

Change in  
**Median Sales Price**

**- 2.3%**

Change in  
**Homes for Sale**

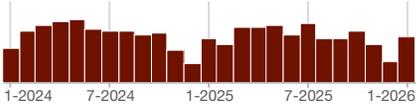
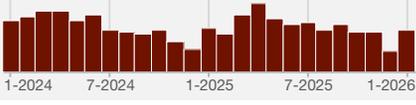
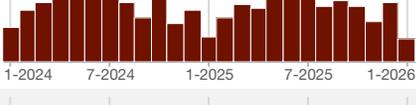
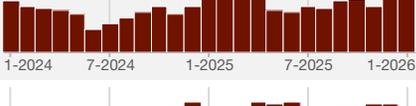
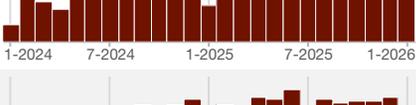
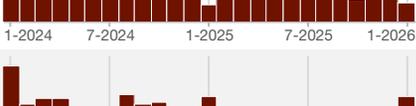
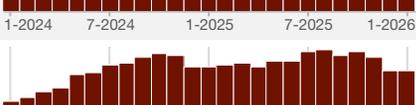
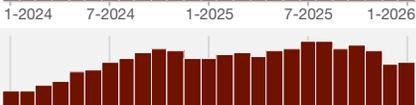
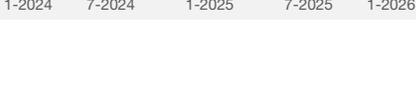
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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# All Residential Properties

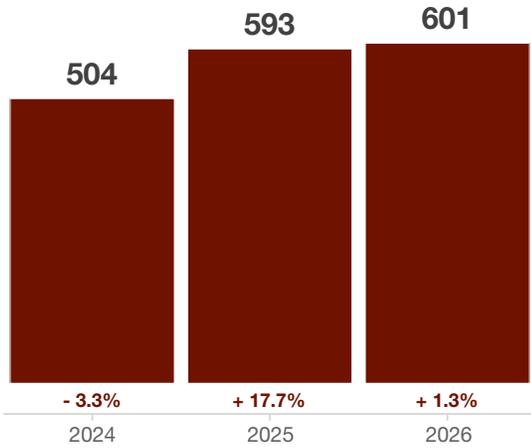
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		593	<b>601</b>	+ 1.3%	593	<b>601</b>	+ 1.3%
<b>Pending Sales</b>		448	<b>432</b>	- 3.6%	448	<b>432</b>	- 3.6%
<b>Closed Sales</b>		314	<b>303</b>	- 3.5%	314	<b>303</b>	- 3.5%
<b>Days on Market Until Sale</b>		70	<b>72</b>	+ 2.9%	70	<b>72</b>	+ 2.9%
<b>Median Sales Price</b>		\$240,000	<b>\$257,250</b>	+ 7.2%	\$240,000	<b>\$257,250</b>	+ 7.2%
<b>Average Sales Price</b>		\$262,182	<b>\$274,858</b>	+ 4.8%	\$262,182	<b>\$274,858</b>	+ 4.8%
<b>Percent of List Price Received</b>		95.8%	<b>95.8%</b>	0.0%	95.8%	<b>95.8%</b>	0.0%
<b>Housing Affordability Index</b>		109	<b>109</b>	0.0%	109	<b>109</b>	0.0%
<b>Inventory of Homes for Sale</b>		1,888	<b>1,845</b>	- 2.3%	—	—	—
<b>Months Supply of Inventory</b>		4.2	<b>4.1</b>	- 2.4%	—	—	—

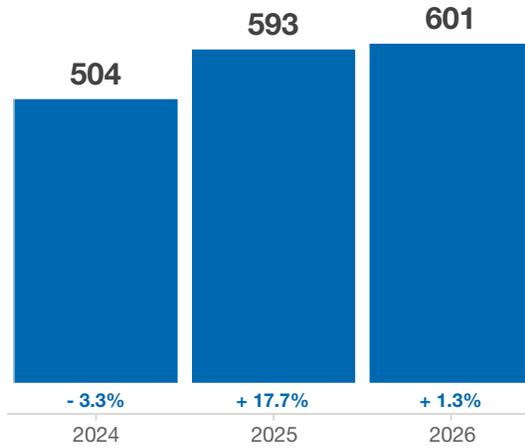
# New Listings

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

## January

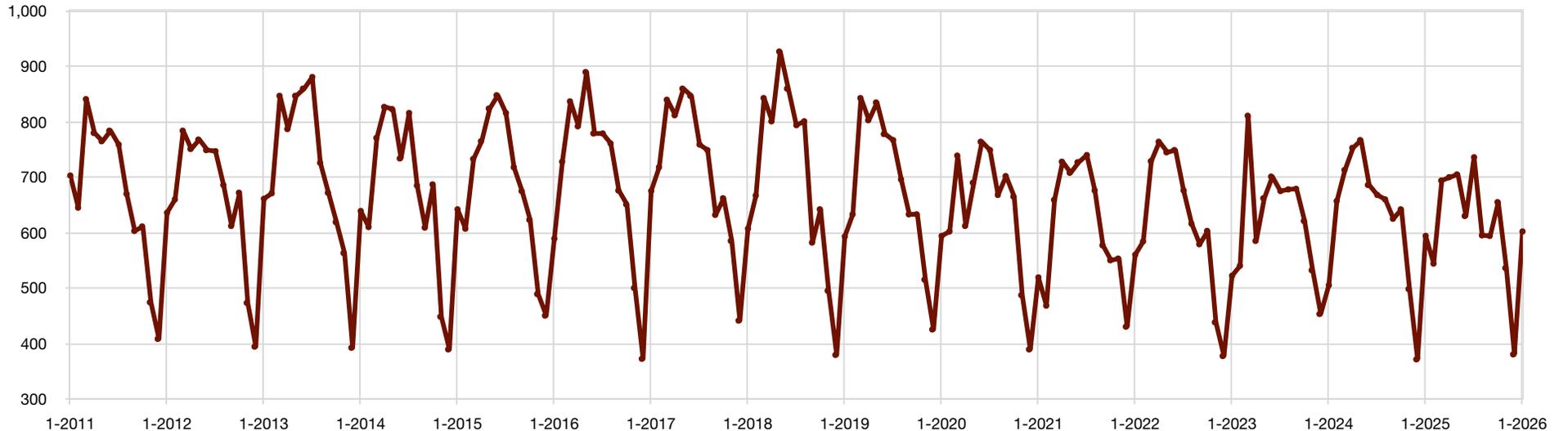


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Feb-2025	543	656	-17.2%
Mar-2025	693	712	-2.7%
Apr-2025	699	752	-7.0%
May-2025	704	766	-8.1%
Jun-2025	629	685	-8.2%
Jul-2025	735	667	+10.2%
Aug-2025	594	659	-9.9%
Sep-2025	593	624	-5.0%
Oct-2025	654	641	+2.0%
Nov-2025	535	497	+7.6%
Dec-2025	379	370	+2.4%
<b>Jan-2026</b>	<b>601</b>	<b>593</b>	<b>+1.3%</b>
12-Month Avg	613	635	-3.5%

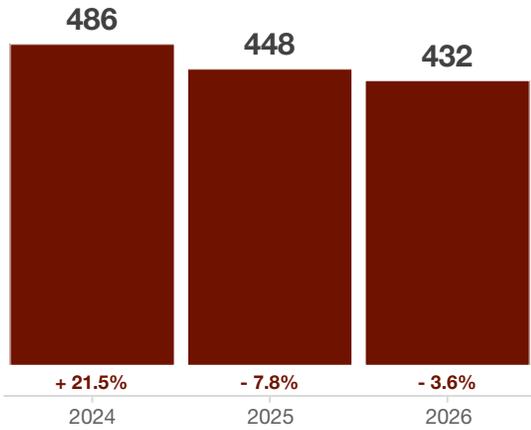
## Historical New Listings by Month



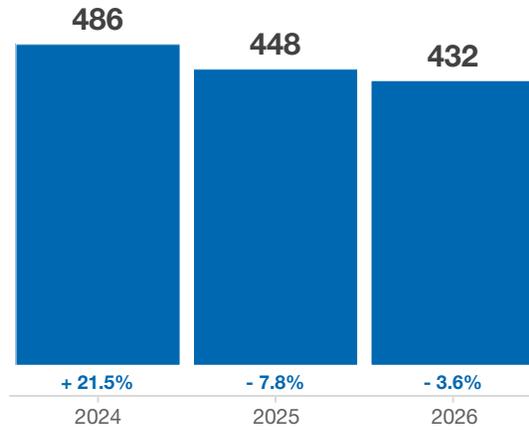
# Pending Sales

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

## January

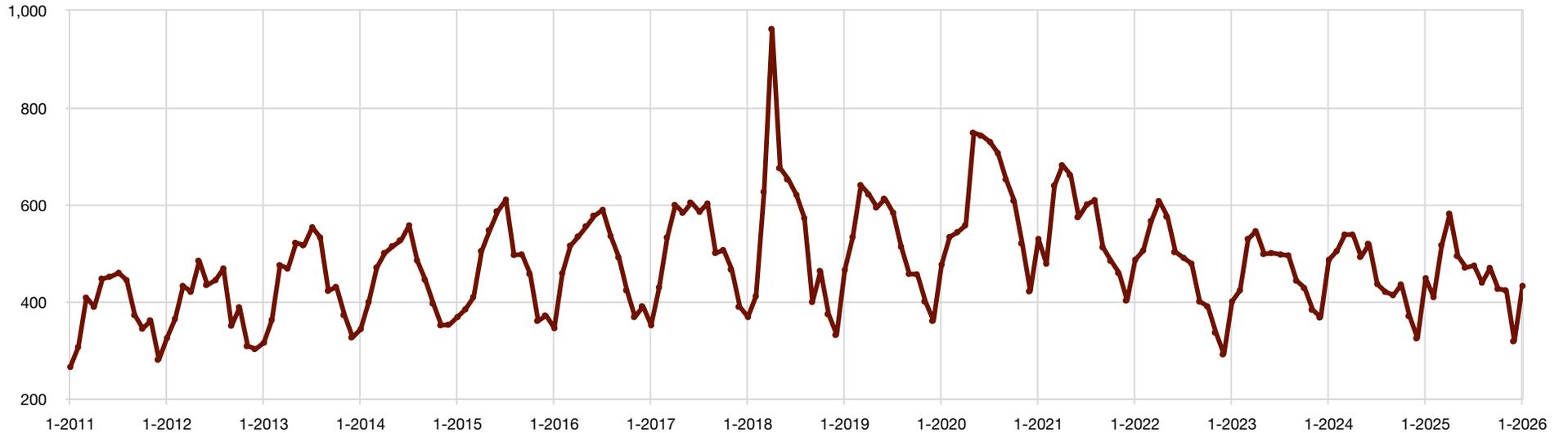


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Feb-2025	409	504	- 18.8%
Mar-2025	516	538	- 4.1%
Apr-2025	581	538	+ 8.0%
May-2025	494	492	+ 0.4%
Jun-2025	470	519	- 9.4%
Jul-2025	474	436	+ 8.7%
Aug-2025	439	420	+ 4.5%
Sep-2025	469	413	+ 13.6%
Oct-2025	426	435	- 2.1%
Nov-2025	423	370	+ 14.3%
Dec-2025	318	324	- 1.9%
<b>Jan-2026</b>	<b>432</b>	<b>448</b>	<b>- 3.6%</b>
12-Month Avg	454	453	+ 0.2%

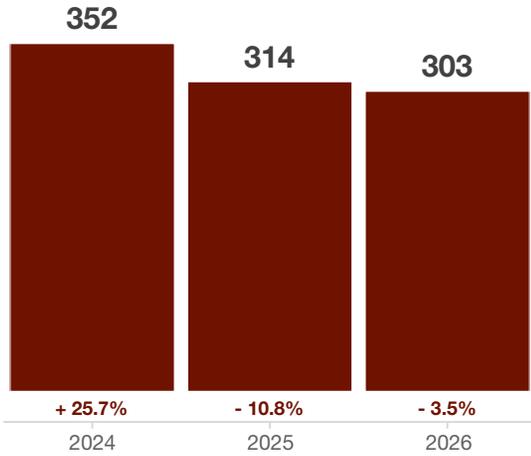
## Historical Pending Sales by Month



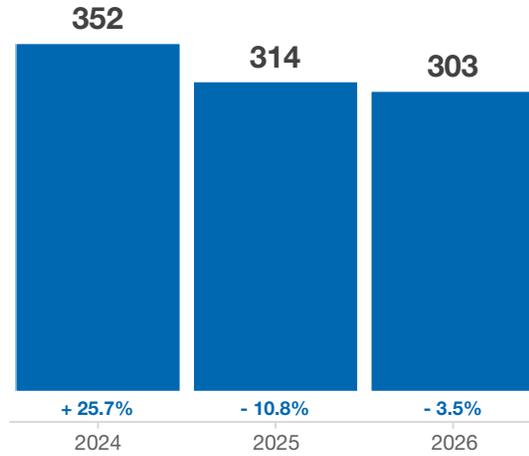
# Closed Sales

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

## January

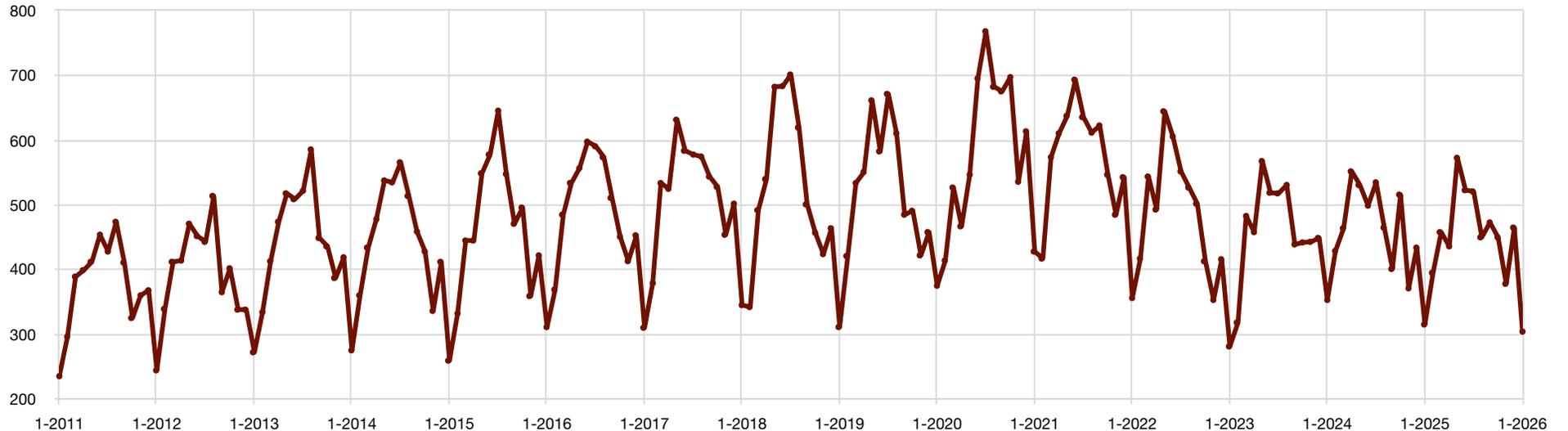


## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Feb-2025	394	428	- 7.9%
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%
<b>Jan-2026</b>	<b>303</b>	<b>314</b>	<b>- 3.5%</b>
12-Month Avg	451	458	- 1.5%

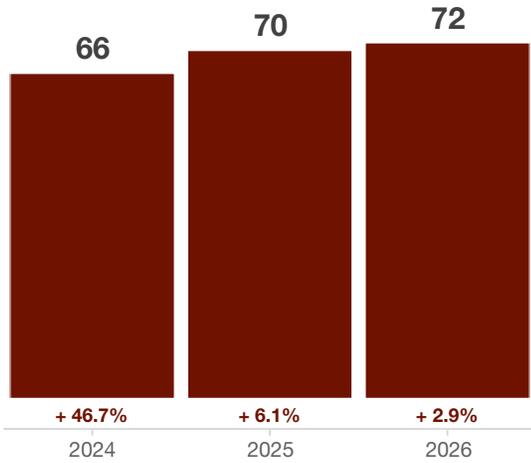
## Historical Closed Sales by Month



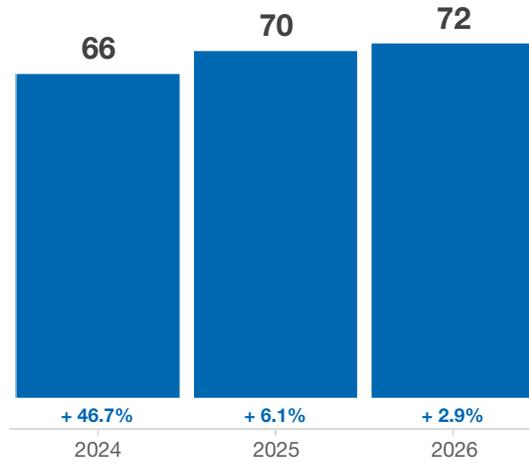
# Days on Market Until Sale

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

## January



## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
Feb-2025	71	61	+ 16.4%
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%
<b>Jan-2026</b>	<b>72</b>	<b>70</b>	<b>+ 2.9%</b>
12-Month Avg*	66	55	+ 18.9%

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

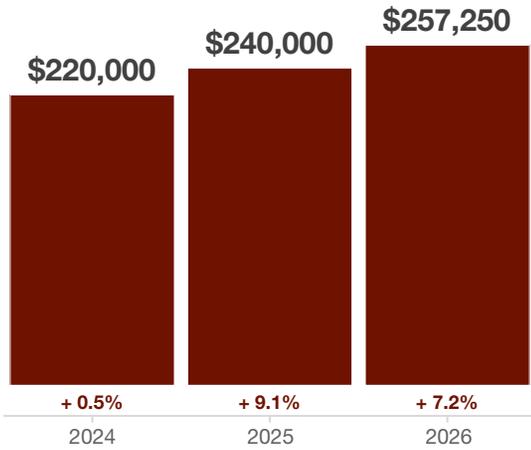
## Historical Days on Market Until Sale by Month



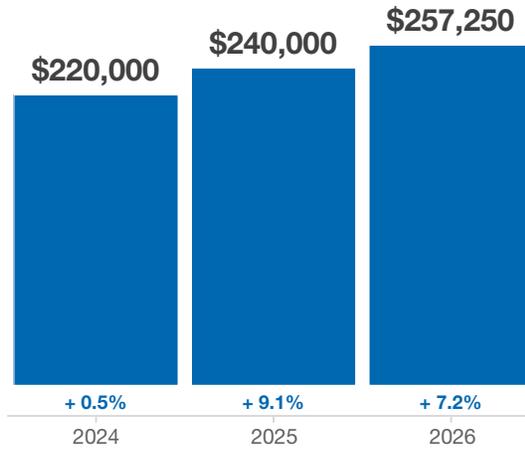
# Median Sales Price

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

## January



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Feb-2025	\$268,500	\$250,000	+ 7.4%
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%
<b>Jan-2026</b>	<b>\$257,250</b>	<b>\$240,000</b>	<b>+ 7.2%</b>
12-Month Avg*	\$269,900	\$255,999	+ 5.4%

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

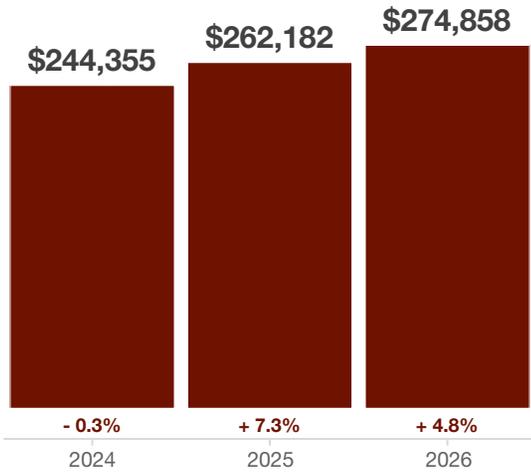
## Historical Median Sales Price by Month



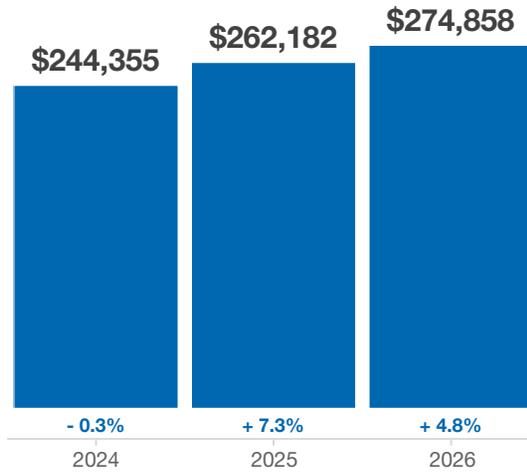
# Average Sales Price

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

## January



## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Feb-2025	\$294,276	\$264,144	+ 11.4%
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%
<b>Jan-2026</b>	<b>\$274,858</b>	<b>\$262,182</b>	<b>+ 4.8%</b>
12-Month Avg*	\$300,236	\$280,465	+ 7.0%

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

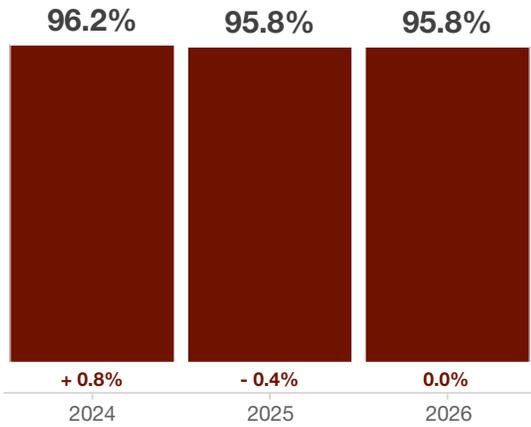
## Historical Average Sales Price by Month



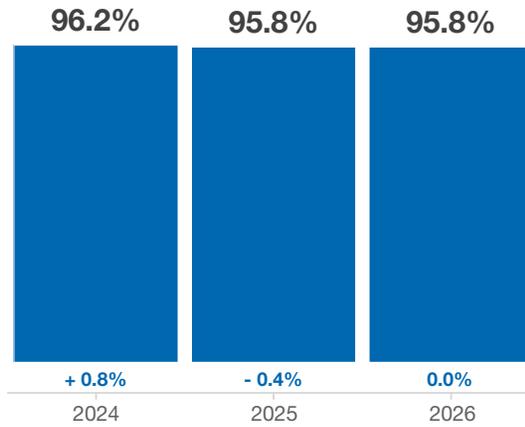
# Percent of List Price Received

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.

## January



## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Feb-2025	96.6%	96.2%	+ 0.4%
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%
<b>Jan-2026</b>	<b>95.8%</b>	<b>95.8%</b>	<b>0.0%</b>
12-Month Avg*	96.7%	96.7%	+ 0.0%

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

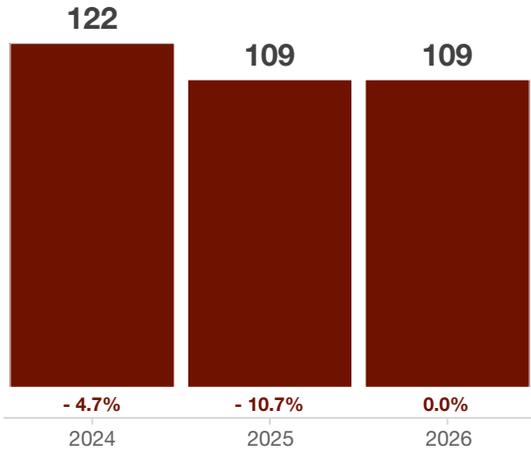
## Historical Percent of List Price Received by Month



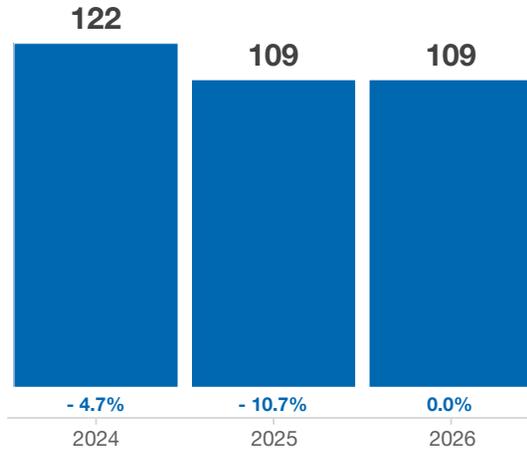
# Housing Affordability Index

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.

## January

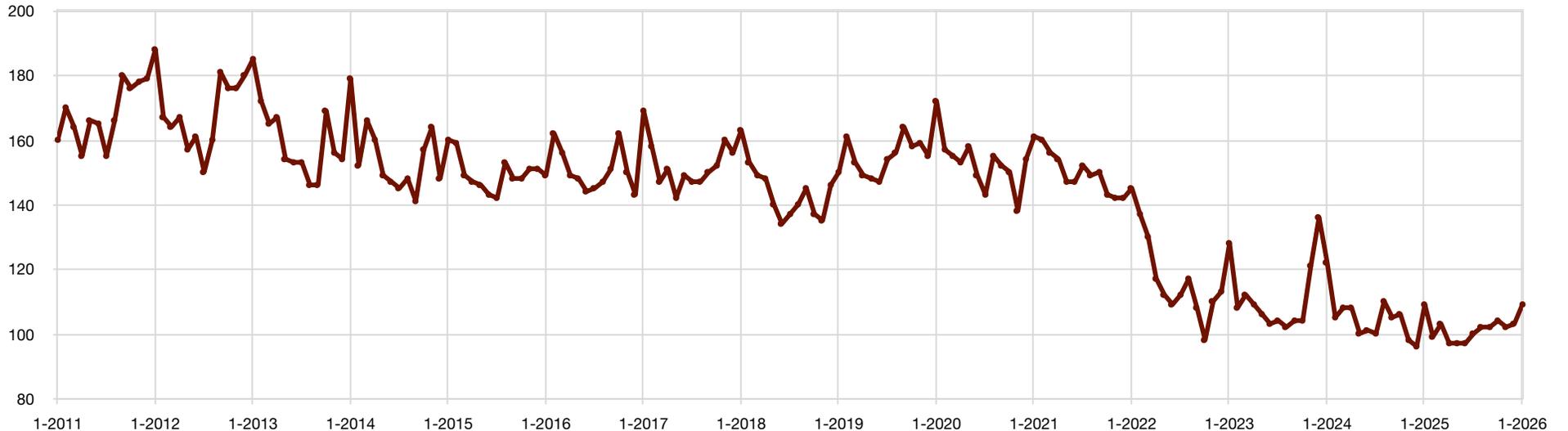


## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Feb-2025	99	105	-5.7%
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%
<b>Jan-2026</b>	<b>109</b>	<b>109</b>	<b>0.0%</b>
12-Month Avg	101	104	-2.9%

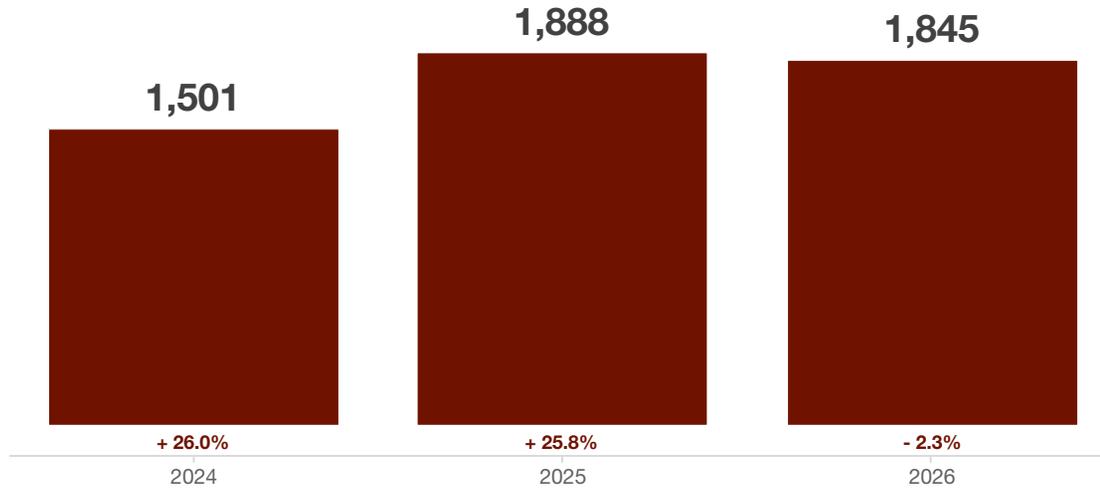
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

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

## January



	Homes for Sale	Prior Year	Year-Over-Year Change
Feb-2025	1,900	1,547	+ 22.8%
Mar-2025	1,915	1,612	+ 18.8%
Apr-2025	1,885	1,654	+ 14.0%
May-2025	1,946	1,788	+ 8.8%
Jun-2025	1,953	1,811	+ 7.8%
Jul-2025	2,061	1,899	+ 8.5%
Aug-2025	2,062	1,924	+ 7.2%
Sep-2025	2,009	1,992	+ 0.9%
Oct-2025	2,051	2,031	+ 1.0%
Nov-2025	1,996	2,009	- 0.6%
Dec-2025	1,828	1,883	- 2.9%
<b>Jan-2026</b>	<b>1,845</b>	<b>1,888</b>	<b>- 2.3%</b>
12-Month Avg	1,954	1,837	+ 6.4%

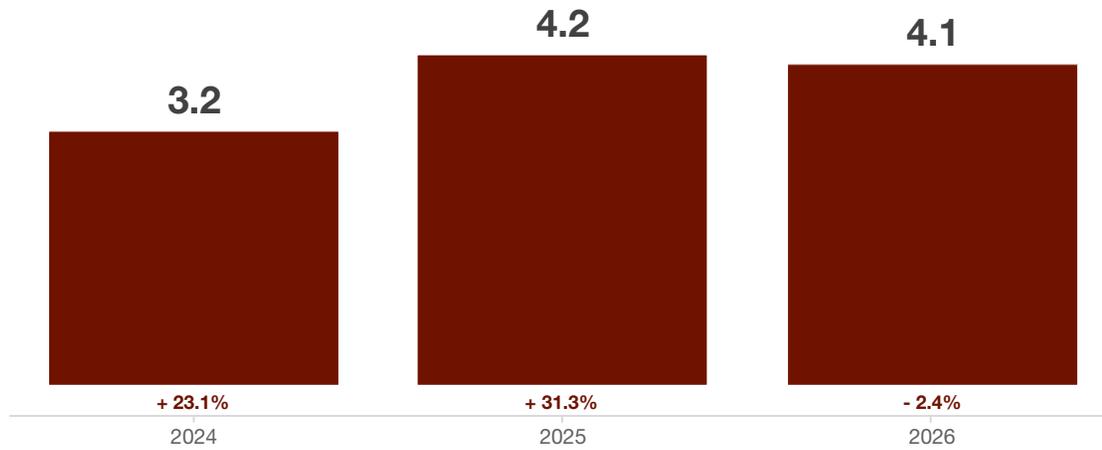
## Historical Inventory of Homes for Sale by Month



# 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.

## January



Months Supply	Prior Year	Year-Over-Year Change
Feb-2025	3.3	+ 30.3%
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	+ 2.3%
Oct-2025	4.4	+ 2.3%
Nov-2025	4.4	0.0%
Dec-2025	4.1	- 2.4%
<b>Jan-2026</b>	<b>4.2</b>	<b>- 2.4%</b>
12-Month Avg*	3.9	+ 10.2%

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

## Historical Months Supply of Inventory by Month

