

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the Central Mississippi REALTORS® service area increased 7.2 percent to 760. Pending Sales increased 16.3 percent to 570. Inventory increased 4.4 percent to 2,043.

Median Sales Price increased 7.4 percent from \$271,295 to \$291,500. Days on Market increased 12.1 percent to 65. Months Supply of Inventory were dead even with last year.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

- 7.0%

Change in
Closed Sales

+ 7.4%

Change in
Median Sales Price

+ 4.4%

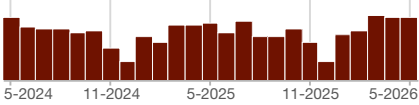
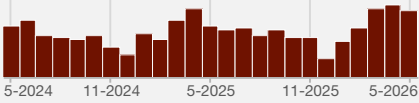
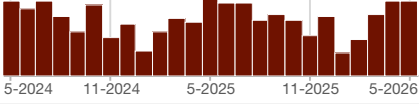
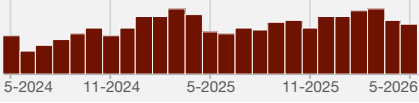
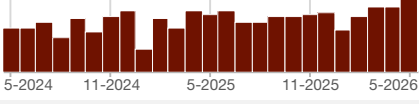
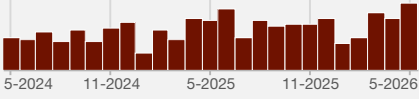
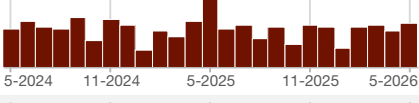
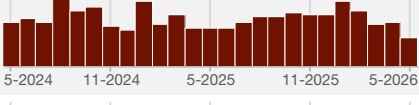
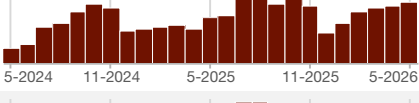

Change in
Homes for Sale

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

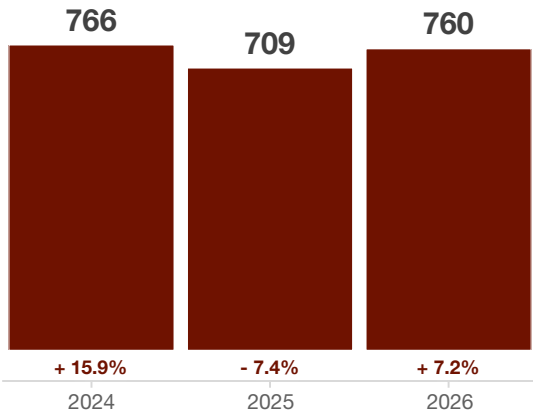
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		709	760	+ 7.2%	3,240	3,557	+ 9.8%
Pending Sales		490	570	+ 16.3%	2,444	2,627	+ 7.5%
Closed Sales		572	532	- 7.0%	2,172	2,202	+ 1.4%
Days on Market Until Sale		58	65	+ 12.1%	69	71	+ 2.9%
Median Sales Price		\$271,295	\$291,500	+ 7.4%	\$265,000	\$276,000	+ 4.2%
Average Sales Price		\$305,629	\$329,294	+ 7.7%	\$293,032	\$306,657	+ 4.6%
Percent of List Price Received		98.0%	96.9%	- 1.1%	96.9%	96.7%	- 0.2%
Housing Affordability Index		97	93	- 4.1%	99	98	- 1.0%
Inventory of Homes for Sale		1,956	2,043	+ 4.4%	—	—	—
Months Supply of Inventory		4.4	4.4	0.0%	—	—	—

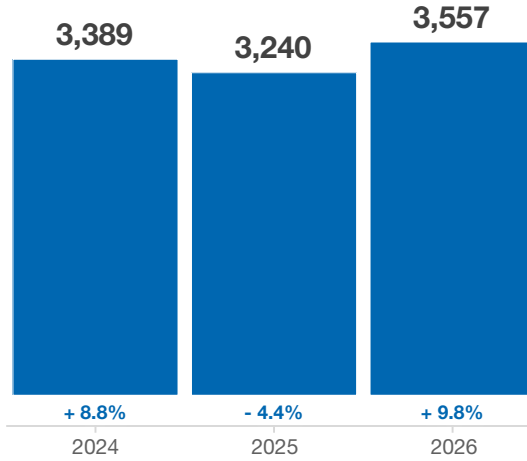
New Listings

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

May

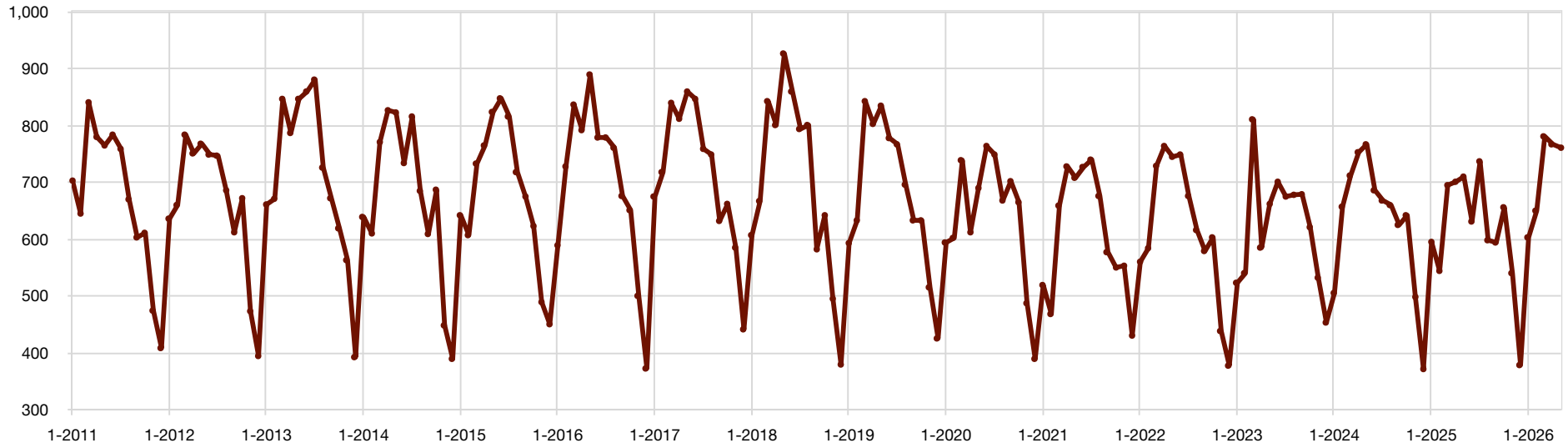


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Jun-2025	630	685	- 8.0%
Jul-2025	736	667	+ 10.3%
Aug-2025	597	659	- 9.4%
Sep-2025	593	624	- 5.0%
Oct-2025	655	641	+ 2.2%
Nov-2025	539	497	+ 8.5%
Dec-2025	377	370	+ 1.9%
Jan-2026	602	594	+ 1.3%
Feb-2026	649	543	+ 19.5%
Mar-2026	780	694	+ 12.4%
Apr-2026	766	700	+ 9.4%
May-2026	760	709	+ 7.2%
12-Month Avg	640	615	+ 4.1%

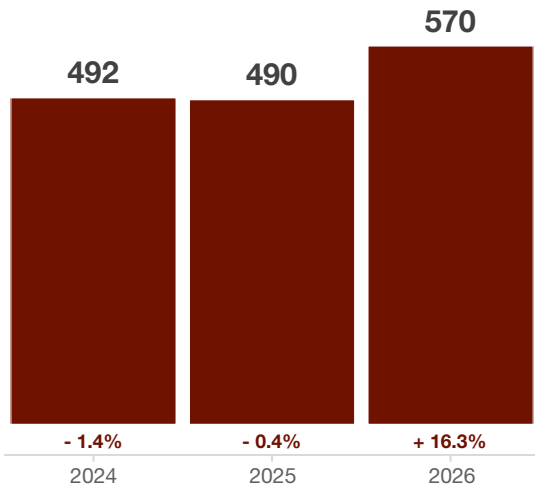
Historical New Listings by Month



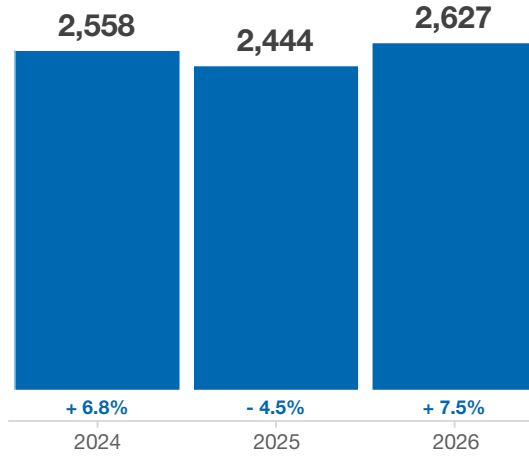
Pending Sales

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

May

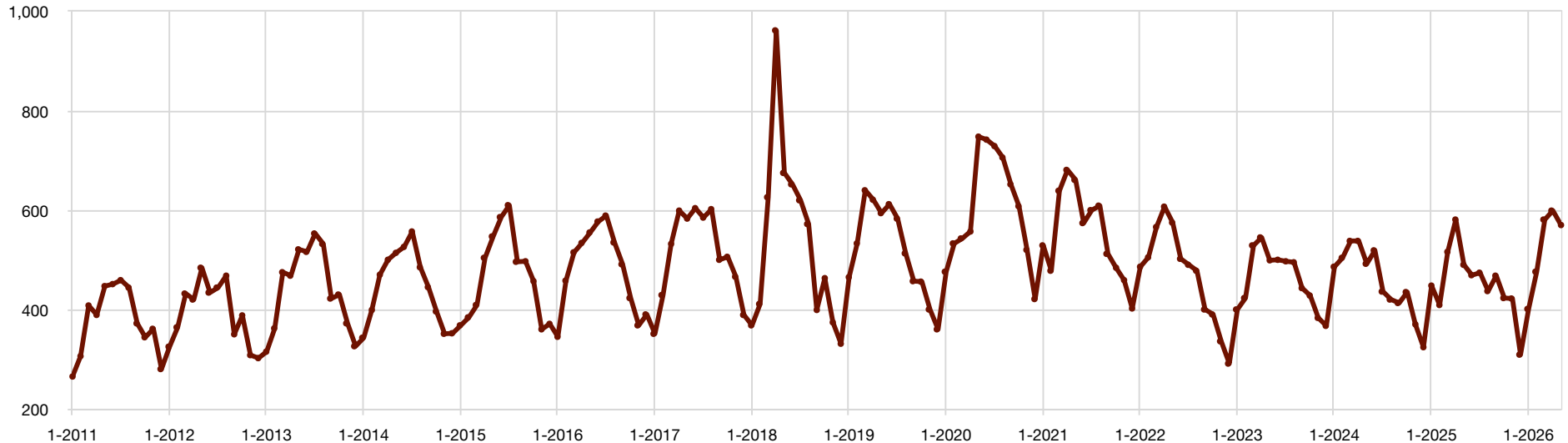


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Jun-2025	469	519	- 9.6%
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	401	448	- 10.5%
Feb-2026	476	409	+ 16.4%
Mar-2026	581	516	+ 12.6%
Apr-2026	599	581	+ 3.1%
May-2026	570	490	+ 16.3%
12-Month Avg	469	447	+ 4.9%

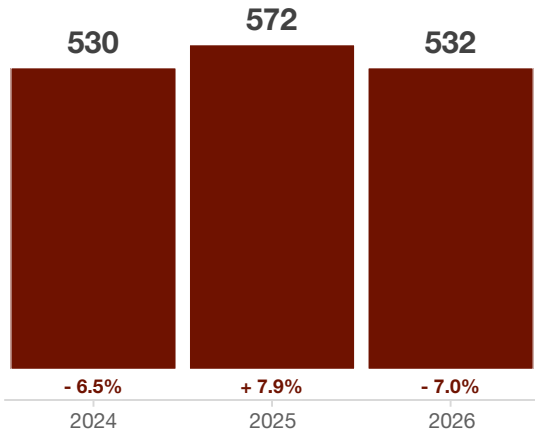
Historical Pending Sales by Month



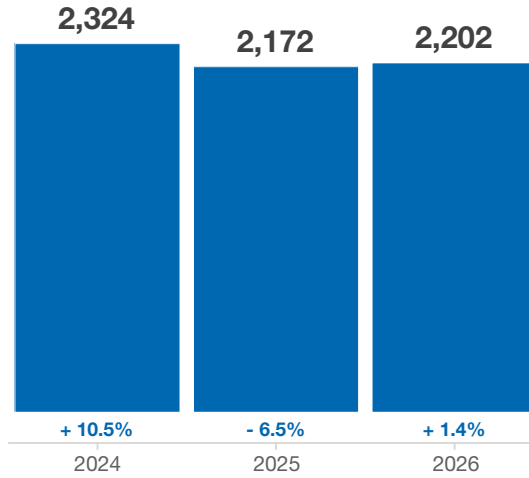
Closed Sales

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

May

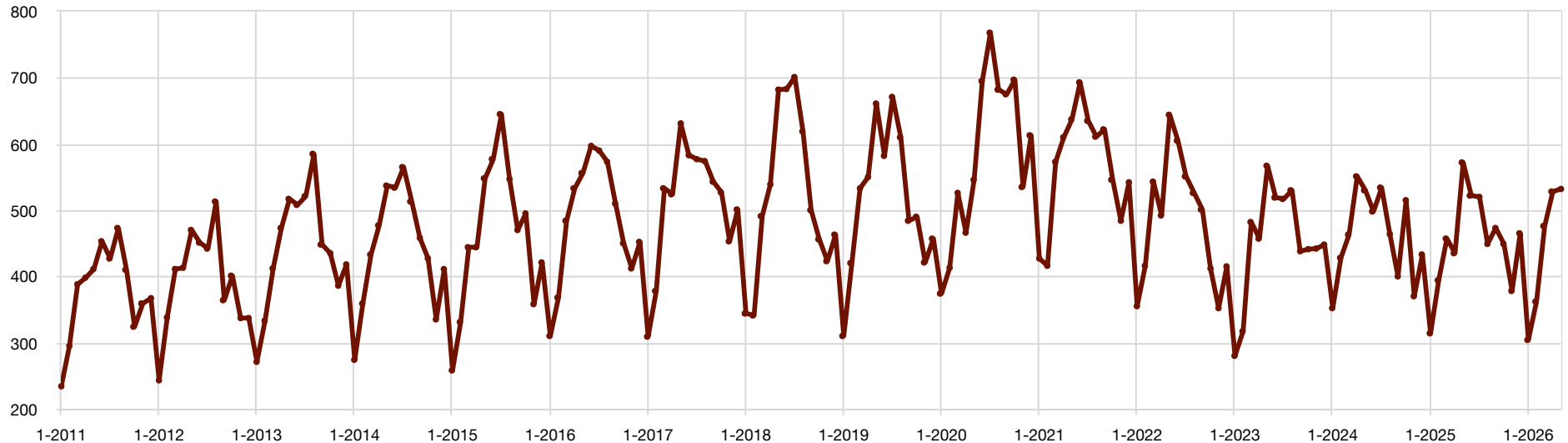


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
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	378	370	+ 2.2%
Dec-2025	465	433	+ 7.4%
Jan-2026	304	314	- 3.2%
Feb-2026	362	394	- 8.1%
Mar-2026	476	457	+ 4.2%
Apr-2026	528	435	+ 21.4%
May-2026	532	572	- 7.0%
12-Month Avg	455	449	+ 1.3%

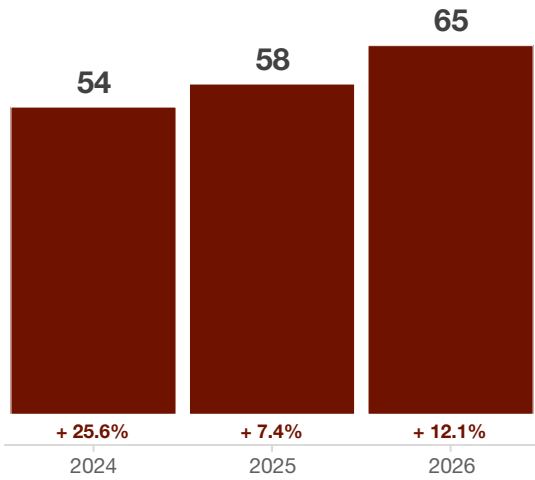
Historical Closed Sales by Month



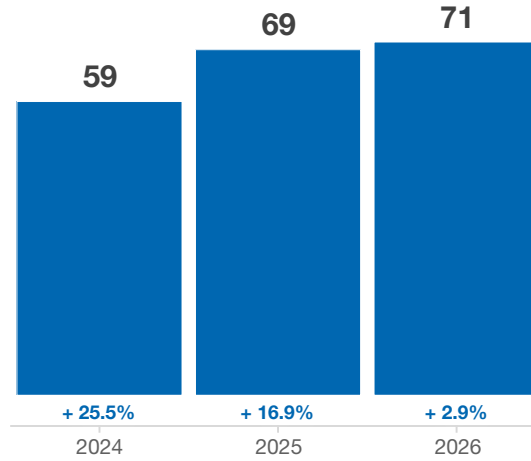
Days on Market Until Sale

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

May



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
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%
Apr-2026	68	73	- 6.8%
May-2026	65	58	+ 12.1%
12-Month Avg*	66	59	+ 12.2%

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

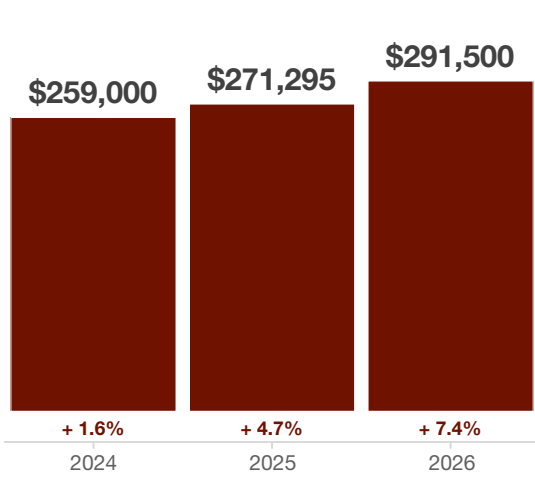
Historical Days on Market Until Sale by Month



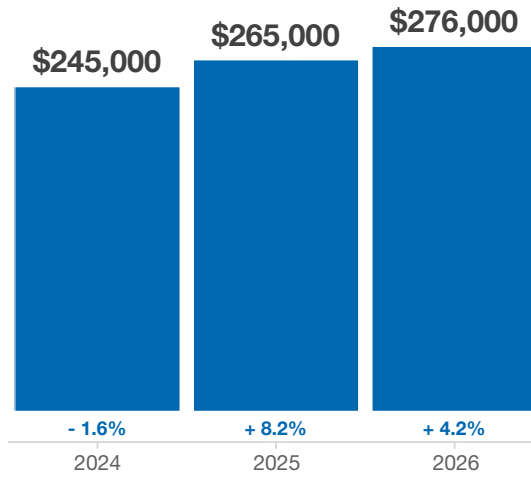
Median Sales Price

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

May



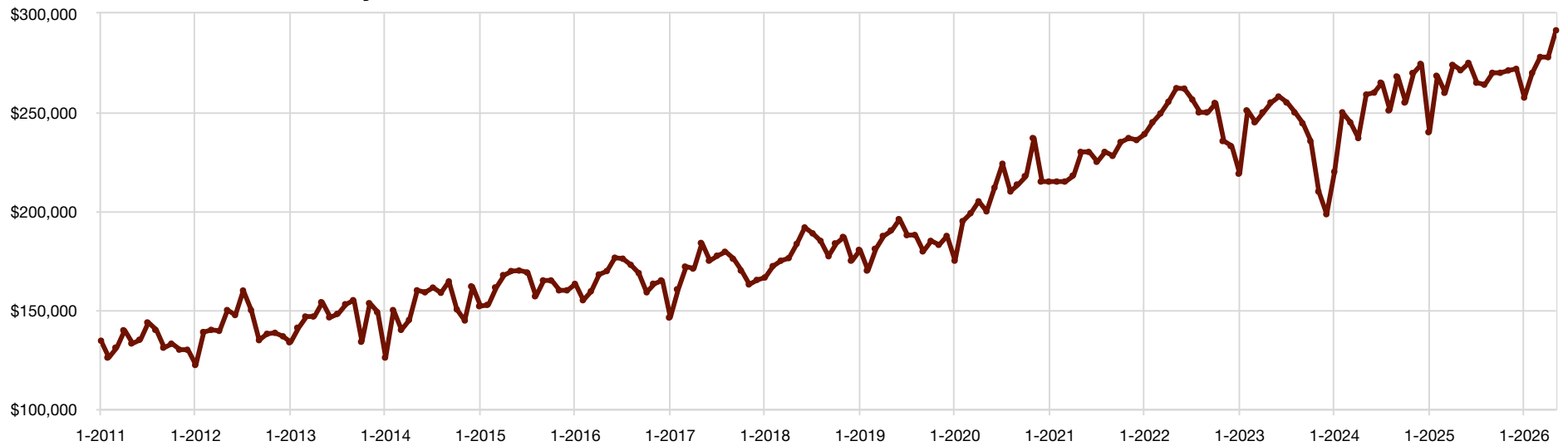
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$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	\$291,500	\$271,295	+ 7.4%
12-Month Avg*	\$273,000	\$265,000	+ 3.0%

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

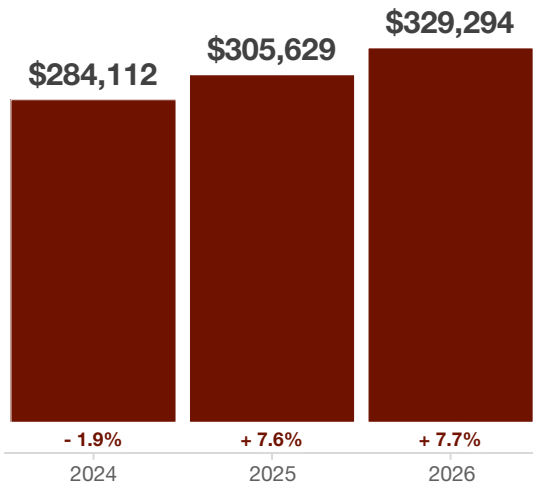
Historical Median Sales Price by Month



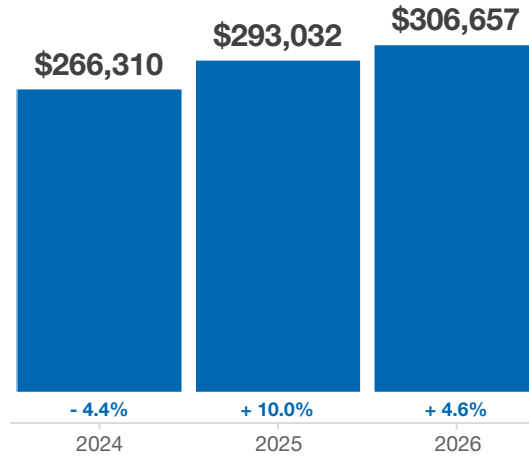
Average Sales Price

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

May



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$302,201	\$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	\$315,371	\$281,287	+ 12.1%
Apr-2026	\$309,398	\$310,023	- 0.2%
May-2026	\$329,294	\$305,629	+ 7.7%
12-Month Avg*	\$304,778	\$290,442	+ 4.9%

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

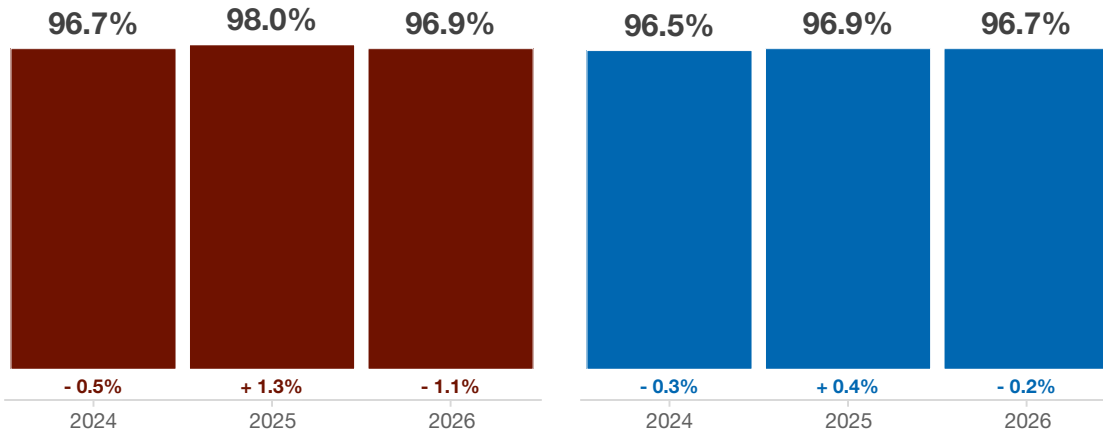
Historical Average Sales Price by Month



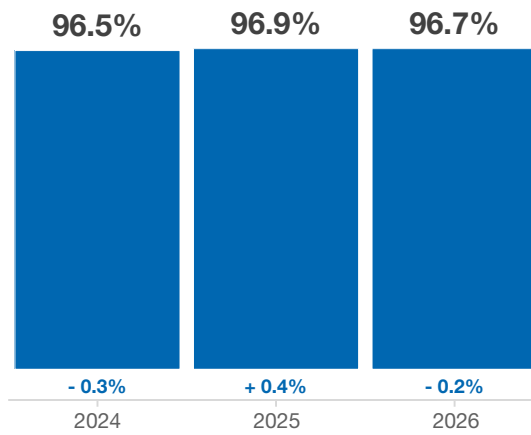
Percent of List Price Received

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.

May



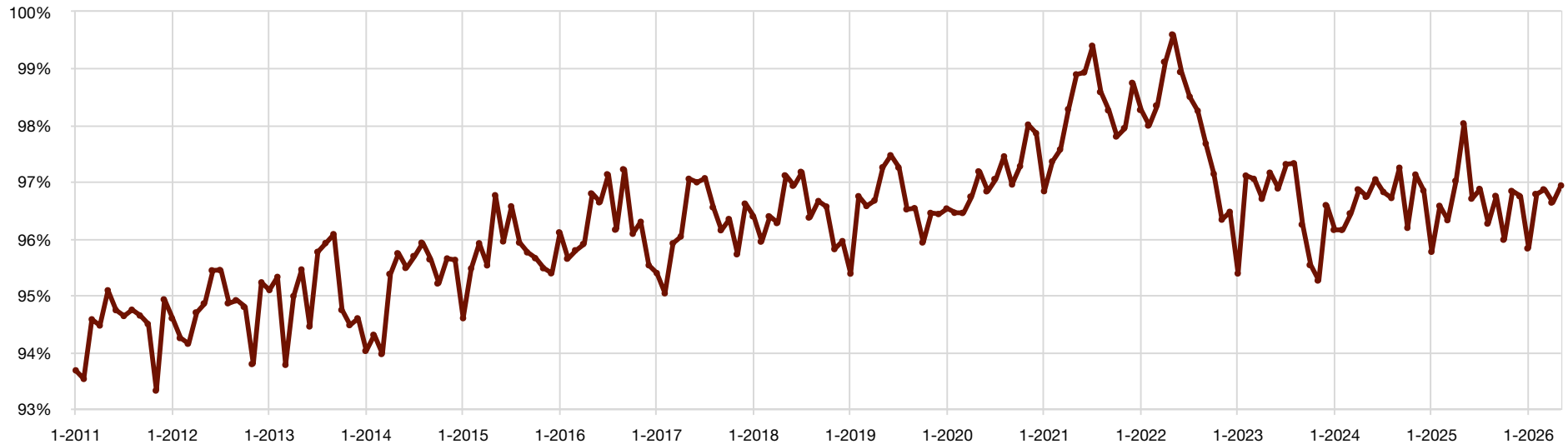
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	96.8%	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	96.9%	96.3%	+0.6%
Apr-2026	96.6%	97.0%	-0.4%
May-2026	96.9%	98.0%	-1.1%
12-Month Avg*	96.6%	96.9%	-0.2%

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

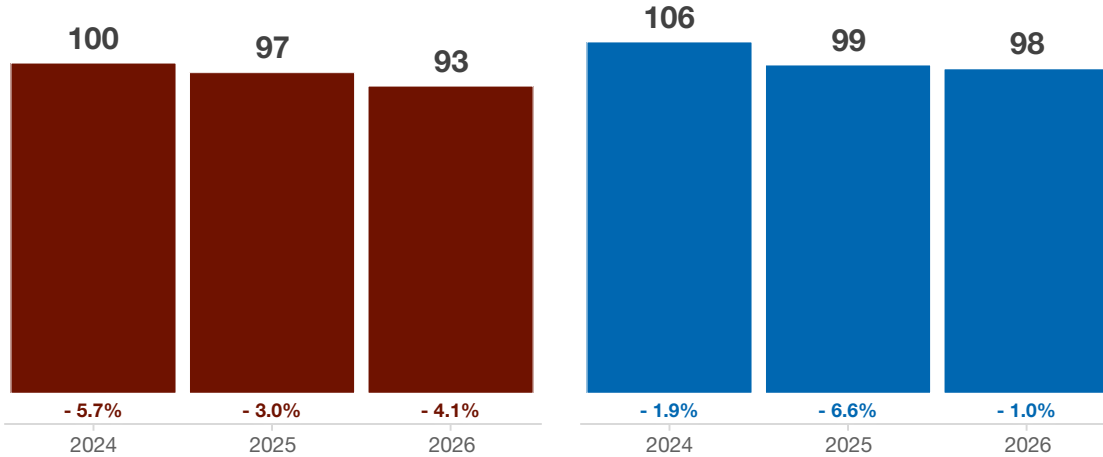
Historical Percent of List Price Received by Month



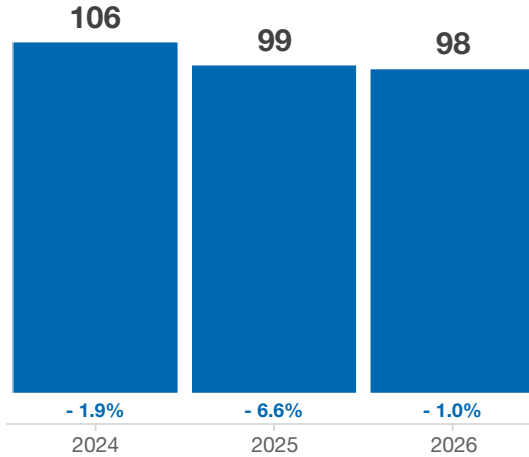
Housing Affordability Index

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.

May

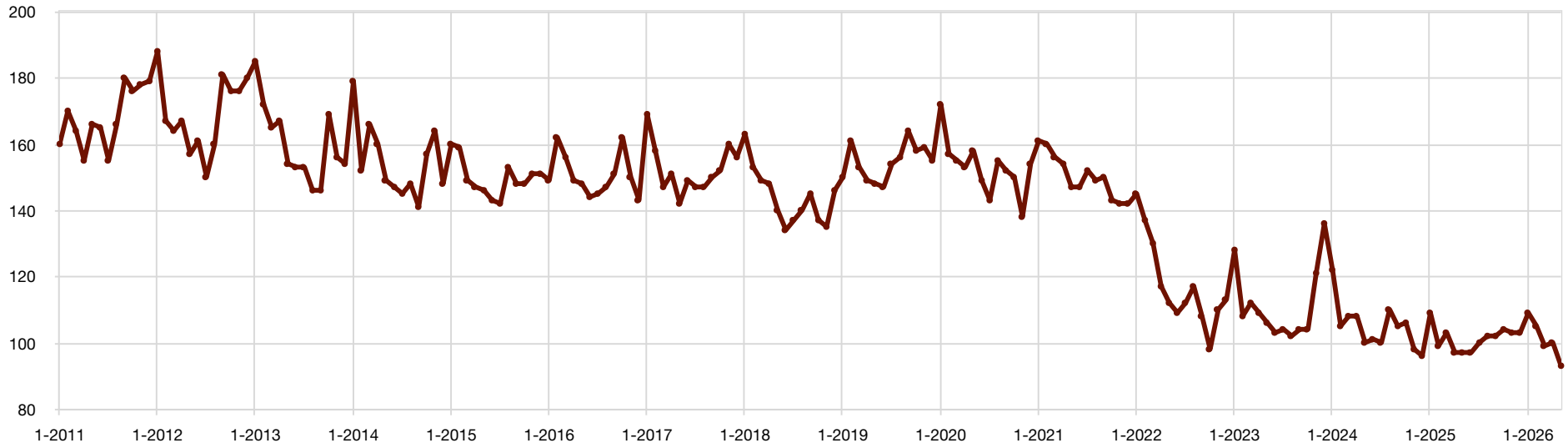


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	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%
12-Month Avg	101	102	-1.0%

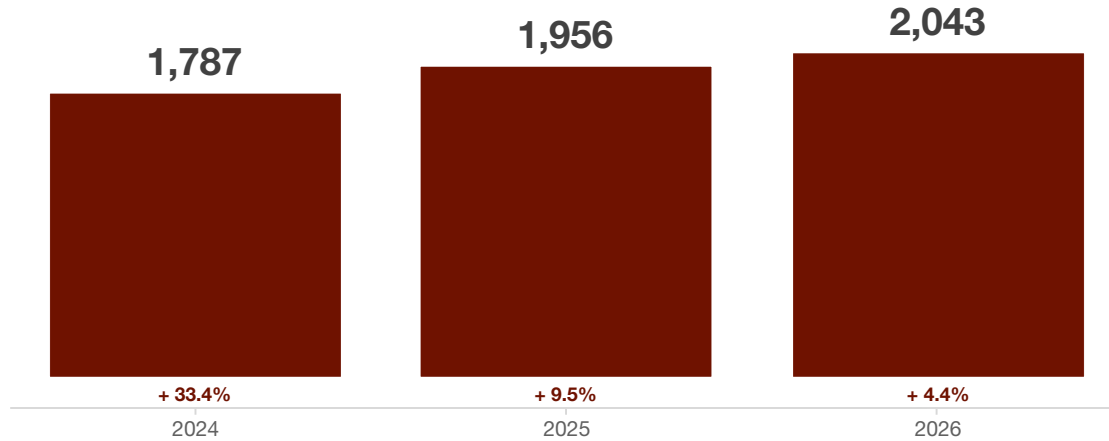
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

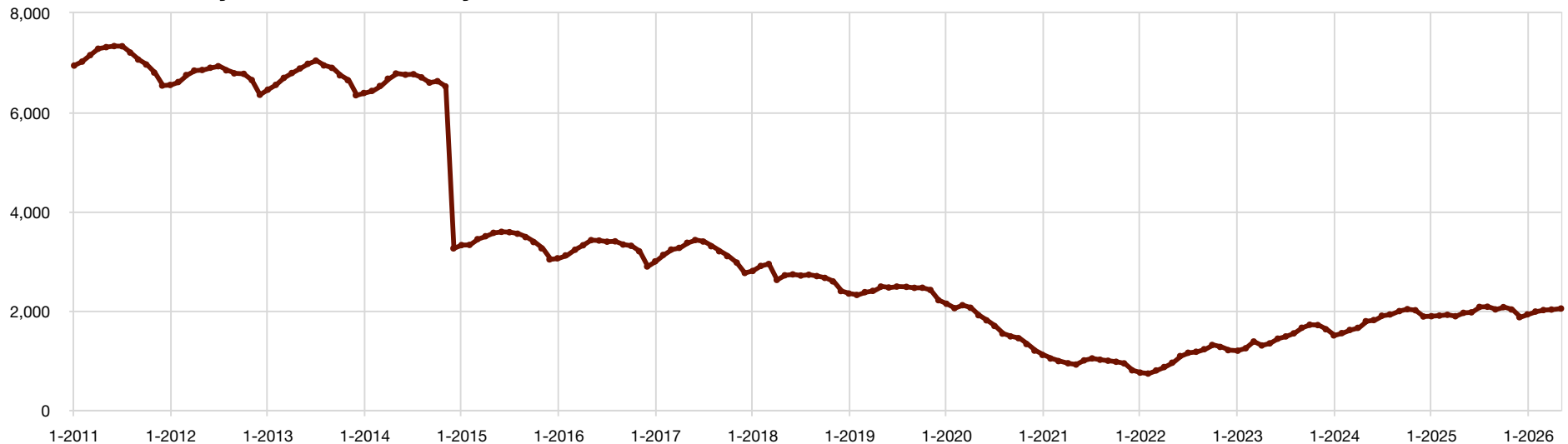
The number of properties available for sale in active status at the end of a given month.

May



Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2025	1,966	1,810 + 8.6%
Jul-2025	2,075	1,898 + 9.3%
Aug-2025	2,079	1,923 + 8.1%
Sep-2025	2,025	1,991 + 1.7%
Oct-2025	2,071	2,030 + 2.0%
Nov-2025	2,023	2,008 + 0.7%
Dec-2025	1,868	1,882 - 0.7%
Jan-2026	1,926	1,888 + 2.0%
Feb-2026	1,982	1,900 + 4.3%
Mar-2026	2,012	1,916 + 5.0%
Apr-2026	2,022	1,887 + 7.2%
May-2026	2,043	1,956 + 4.4%
12-Month Avg	2,008	1,924 + 4.4%

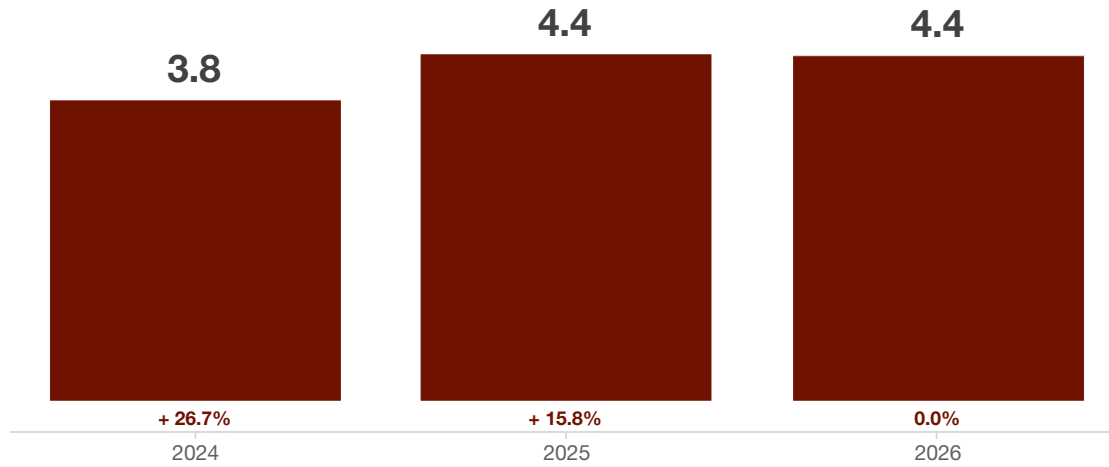
Historical Inventory of Homes for Sale by Month



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.

May



Months Supply	Prior Year	Year-Over-Year Change
Jun-2025	3.8	+ 15.8%
Jul-2025	4.0	+ 17.5%
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	+ 2.4%
Feb-2026	4.3	+ 2.3%
Mar-2026	4.3	+ 2.3%
Apr-2026	4.2	+ 4.8%
May-2026	4.4	0.0%
12-Month Avg*	4.4	+ 5.0%

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

Historical Months Supply of Inventory by Month

