Monthly Indicators

Central Mississippi REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings in the Central Mississippi REALTORS® service area decreased 10.2 percent to 587. Pending Sales increased 0.2 percent to 424. Inventory increased 2.6 percent to 2,132.

Median Sales Price decreased 0.4 percent from $270,000 to $268,900. Days on Market increased 1.5 percent to 68. Months Supply of Inventory decreased 2.2 percent to 4.5.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 3.6%	- 0.4%	+ 2.6%
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.

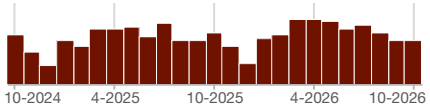
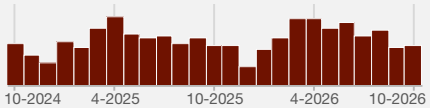
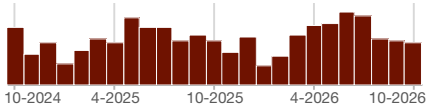
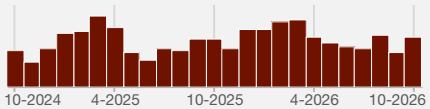
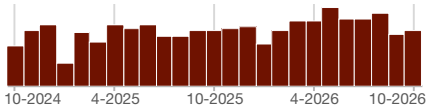
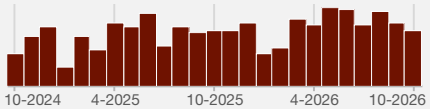
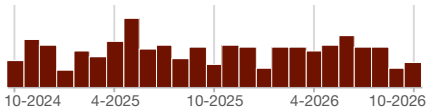
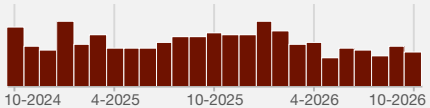
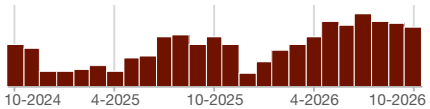
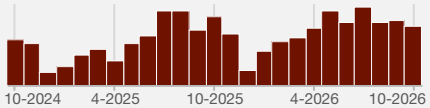
All Residential Properties	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Current as of November 14, 2026. All data from MLSUnited. Report © 2026 ShowingTime Plus, LLC.

All Residential Properties

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

Central Mississippi REALTORS®

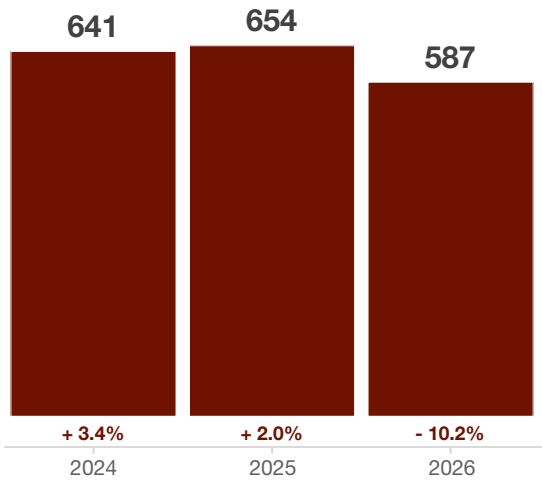
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		654	**587**	- 10.2%	6,453	**6,840**	+ 6.0%
Pending Sales		423	**424**	+ 0.2%	4,712	**4,912**	+ 4.2%
Closed Sales		449	**433**	- 3.6%	4,586	**4,744**	+ 3.4%
Days on Market Until Sale		67	**68**	+ 1.5%	66	**67**	+ 1.5%
Median Sales Price		$270,000	**$268,900**	- 0.4%	$267,000	**$277,500**	+ 3.9%
Average Sales Price		$302,131	**$301,760**	- 0.1%	$298,025	**$310,241**	+ 4.1%
Percent of List Price Received		96.0%	**96.1%**	+ 0.1%	96.7%	**96.6%**	- 0.1%
Housing Affordability Index		104	**95**	- 8.7%	105	**92**	- 12.4%
Inventory of Homes for Sale		2,077	**2,132**	+ 2.6%	—	**—**	—
Months Supply of Inventory		4.6	**4.5**	- 2.2%	—	**—**	—

New Listings

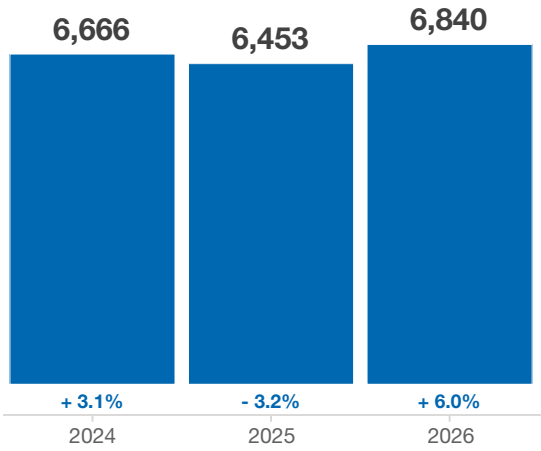
A count of the properties that have been newly listed on the market in a given month.

Central Mississippi REALTORS®

October

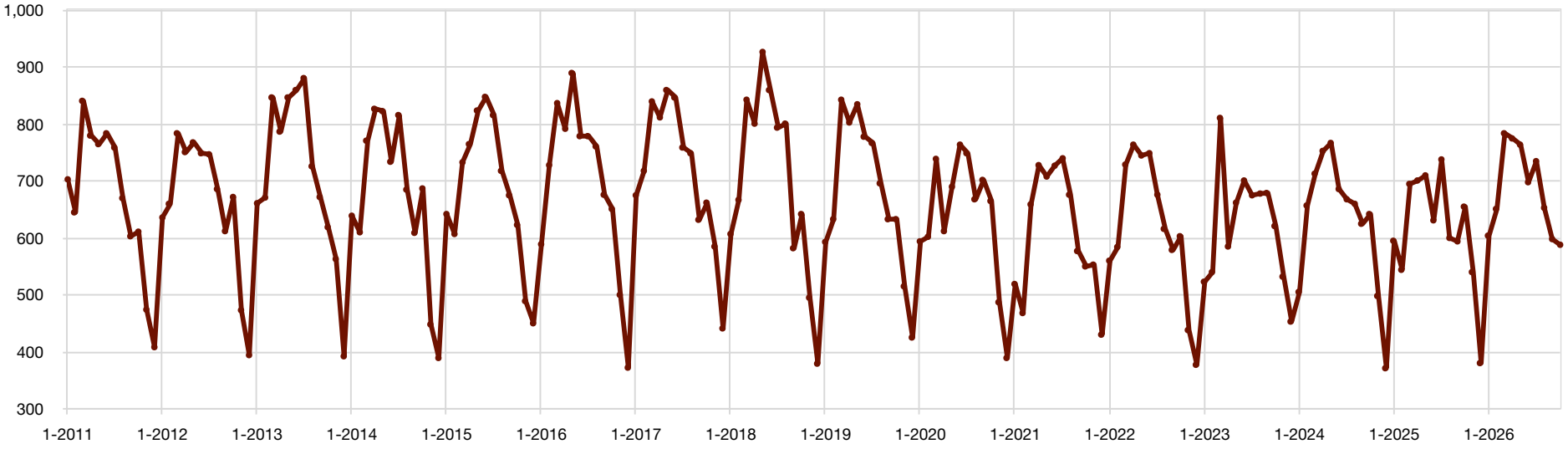


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Nov-2025	539	497	+ 8.5%
Dec-2025	379	370	+ 2.4%
Jan-2026	603	594	+ 1.5%
Feb-2026	650	543	+ 19.7%
Mar-2026	783	694	+ 12.8%
Apr-2026	774	700	+ 10.6%
May-2026	763	709	+ 7.6%
Jun-2026	697	630	+ 10.6%
Jul-2026	734	737	- 0.4%
Aug-2026	652	599	+ 8.8%
Sep-2026	597	593	+ 0.7%
Oct-2026	**587**	**654**	**- 10.2%**
12-Month Avg	647	610	+ 6.1%

Historical New Listings by Month

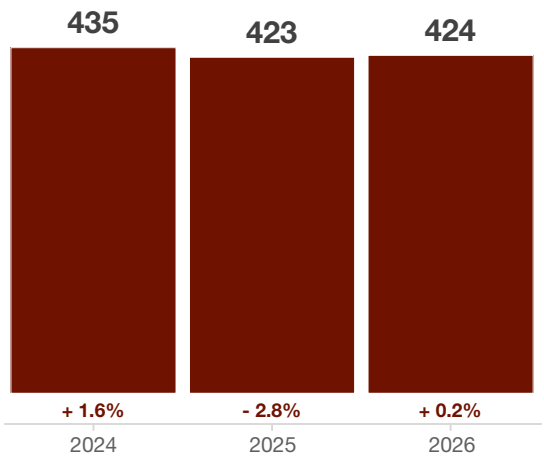


Pending Sales

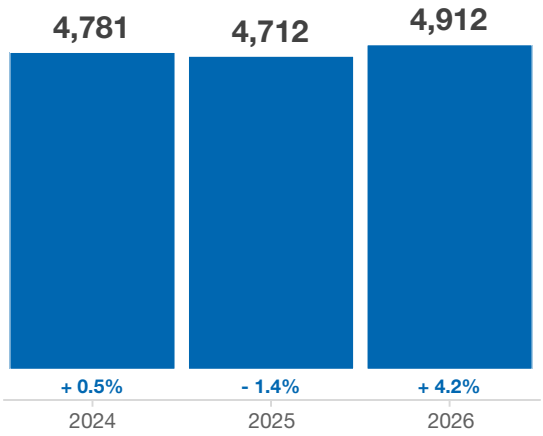
A count of the properties on which offers have been accepted in a given month.

Central Mississippi REALTORS®

October

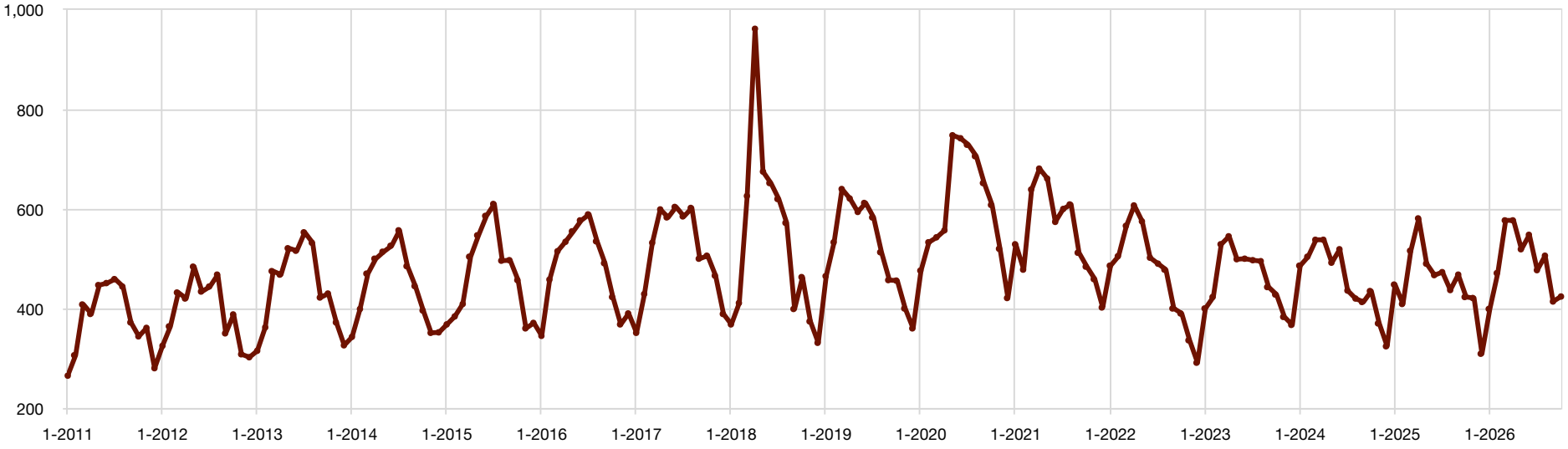


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Nov-2025	421	370	+ 13.8%
Dec-2025	309	324	- 4.6%
Jan-2026	399	448	- 10.9%
Feb-2026	471	409	+ 15.2%
Mar-2026	577	516	+ 11.8%
Apr-2026	577	581	- 0.7%
May-2026	519	490	+ 5.9%
Jun-2026	548	467	+ 17.3%
Jul-2026	477	473	+ 0.8%
Aug-2026	506	437	+ 15.8%
Sep-2026	414	468	- 11.5%
Oct-2026	**424**	**423**	**+ 0.2%**
12-Month Avg	470	451	+ 4.2%

Historical Pending Sales by Month

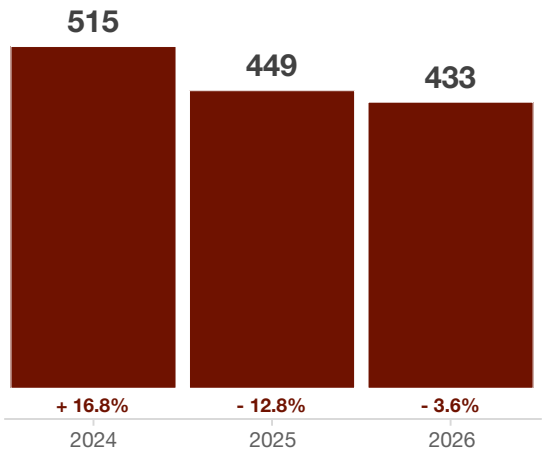


Closed Sales

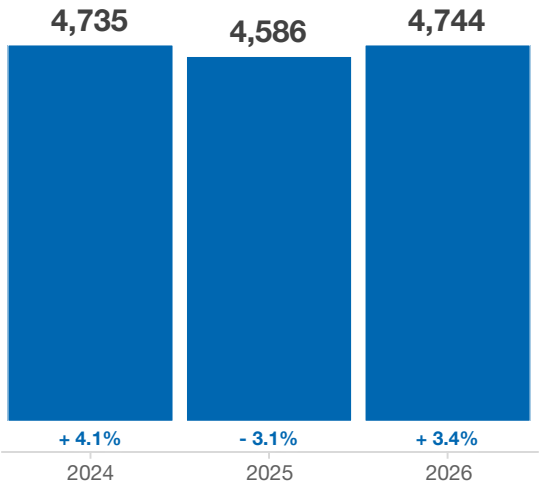
A count of the actual sales that closed in a given month.

Central Mississippi REALTORS®

October

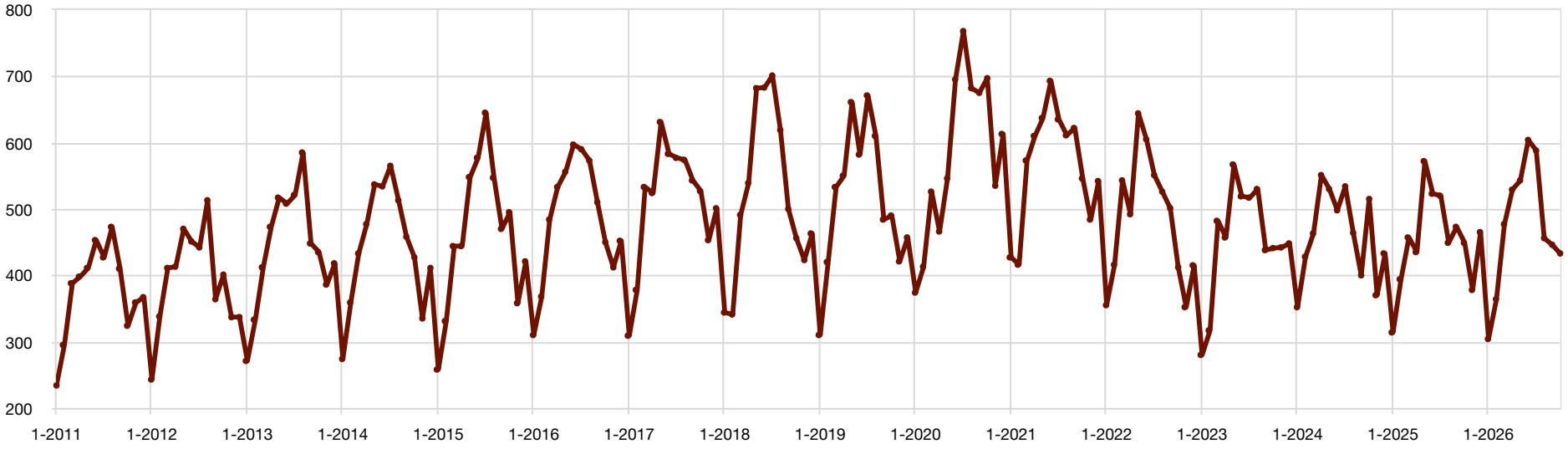


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Nov-2025	378	370	+ 2.2%
Dec-2025	465	433	+ 7.4%
Jan-2026	304	314	- 3.2%
Feb-2026	364	394	- 7.6%
Mar-2026	477	457	+ 4.4%
Apr-2026	529	435	+ 21.6%
May-2026	543	572	- 5.1%
Jun-2026	604	523	+ 15.5%
Jul-2026	588	520	+ 13.1%
Aug-2026	456	449	+ 1.6%
Sep-2026	446	473	- 5.7%
Oct-2026	**433**	**449**	**- 3.6%**
12-Month Avg	466	449	+ 3.8%

Historical Closed Sales by Month

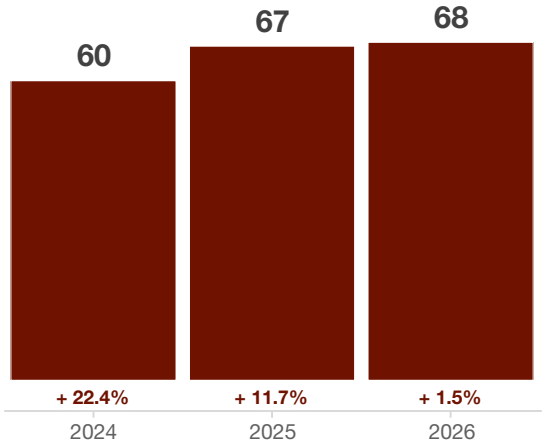


Days on Market Until Sale

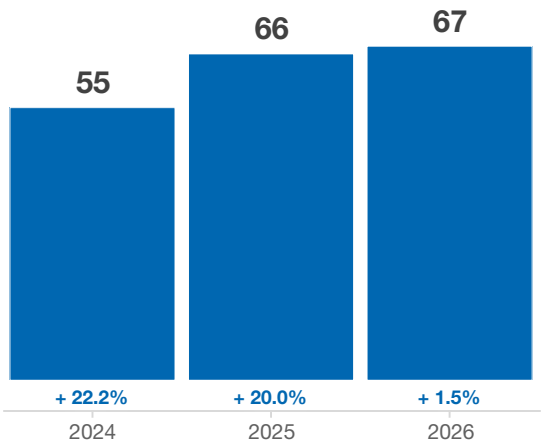
Average number of days between when a property is listed and when an offer is accepted in a given month.

Central Mississippi REALTORS®

October



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	63	55	+ 14.5%
Jul-2026	61	62	- 1.6%
Aug-2026	69	60	+ 15.0%
Sep-2026	59	66	- 10.6%
Oct-2026	**68**	**67**	**+ 1.5%**
12-Month Avg*	67	64	+ 4.3%

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

Historical Days on Market Until Sale by Month

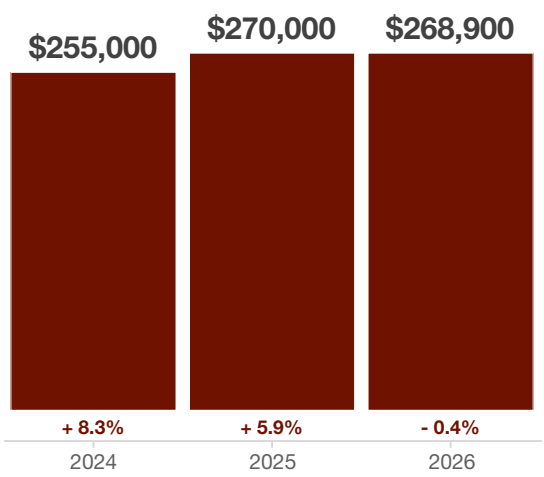


Median Sales Price

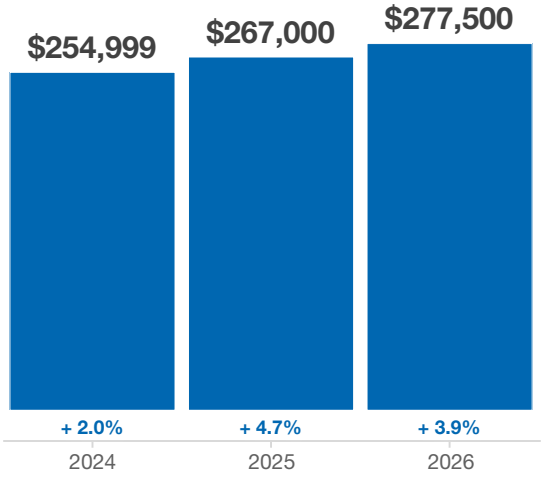
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Central Mississippi REALTORS®

October



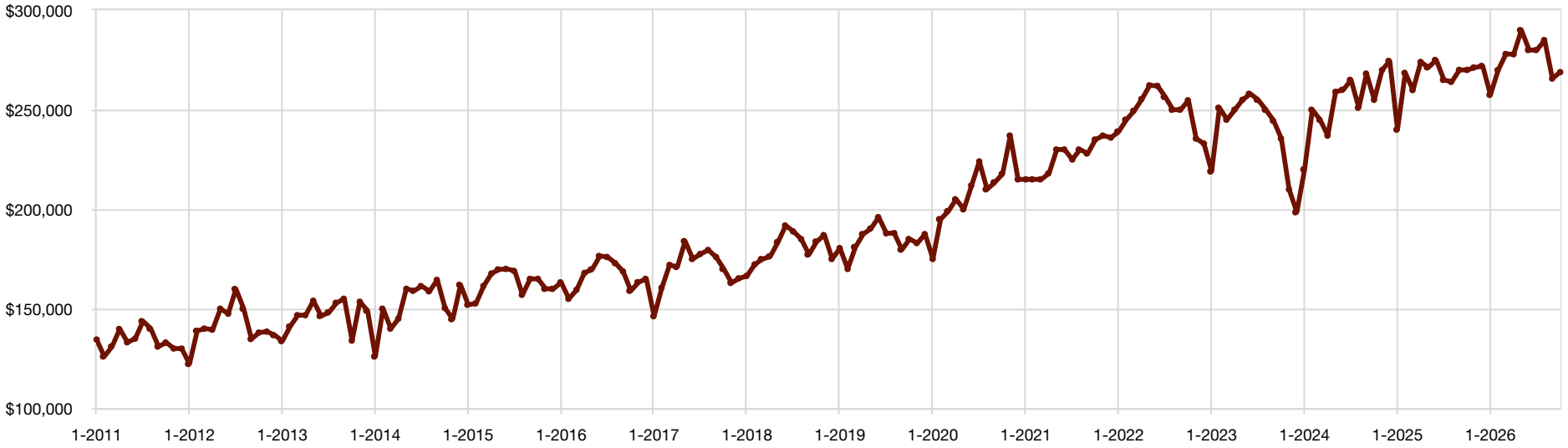
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
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	$280,000	$275,000	+ 1.8%
Jul-2026	$280,000	$265,000	+ 5.7%
Aug-2026	$285,000	$264,000	+ 8.0%
Sep-2026	$265,663	$270,000	- 1.6%
Oct-2026	**$268,900**	**$270,000**	**- 0.4%**
12-Month Avg*	$275,900	$268,000	+ 2.9%

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

Historical Median Sales Price by Month

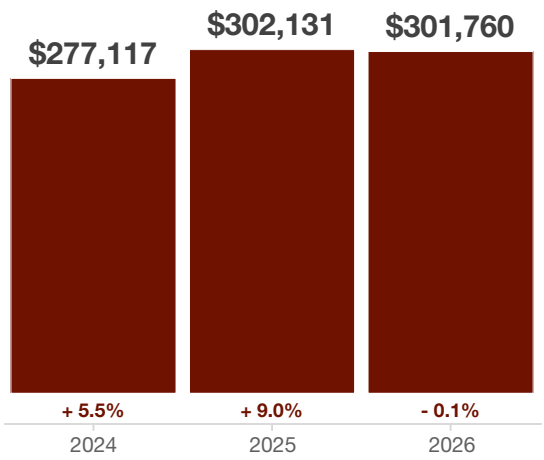


Average Sales Price

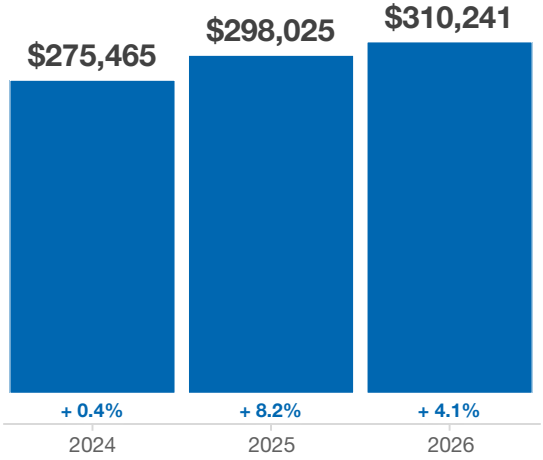
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

Central Mississippi REALTORS®

October



Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
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	$283,123	$294,276	- 3.8%
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	$325,714	$321,188	+ 1.4%
Jul-2026	$308,998	$284,136	+ 8.8%
Aug-2026	$322,285	$305,838	+ 5.4%
Sep-2026	$309,160	$299,396	+ 3.3%
Oct-2026	**$301,760**	**$302,131**	**- 0.1%**
12-Month Avg*	$309,631	$298,471	+ 3.7%

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

Historical Average Sales Price by Month

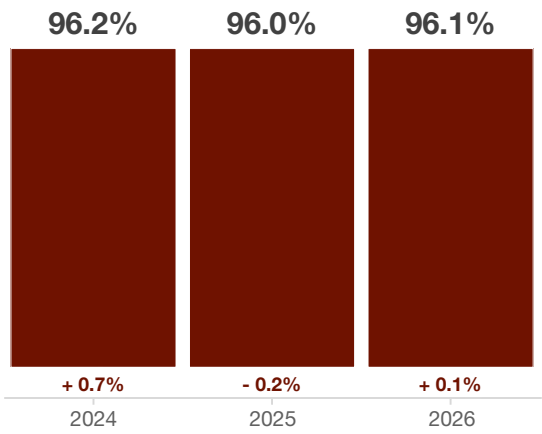


Percent of List Price Received

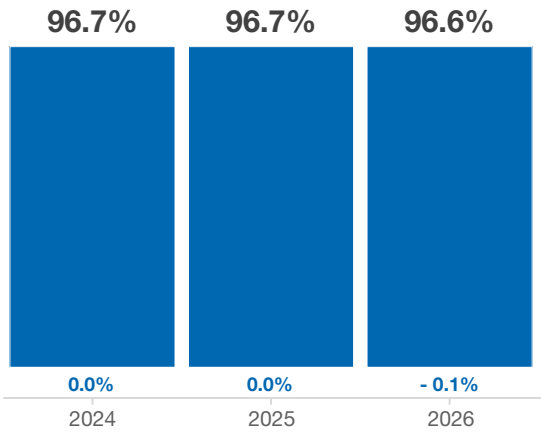
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

Central Mississippi REALTORS®

October



Year to Date



Pct. of List Price Received		Prior Year	Year-Over-Year Change
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	96.8%	96.9%	- 0.1%
Aug-2026	96.8%	96.3%	+ 0.5%
Sep-2026	95.8%	96.8%	- 1.0%
Oct-2026	**96.1%**	**96.0%**	**+ 0.1%**
12-Month Avg*	96.7%	96.7%	- 0.1%

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

Historical Percent of List Price Received by Month

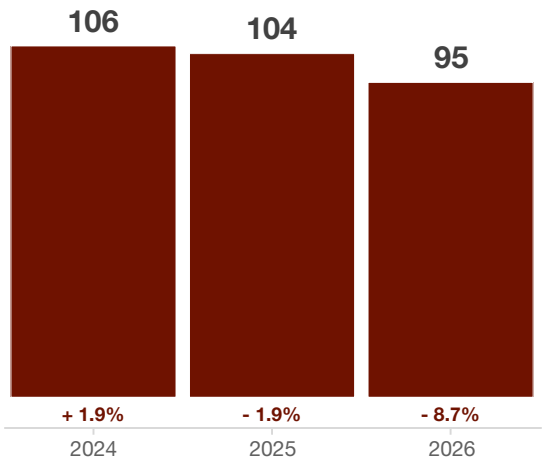


Housing Affordability Index

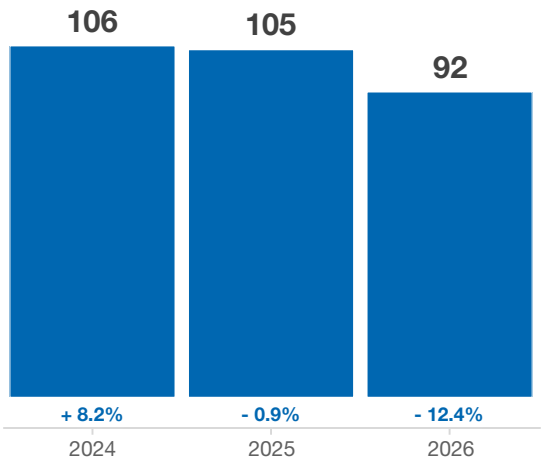
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

Central Mississippi REALTORS®

October

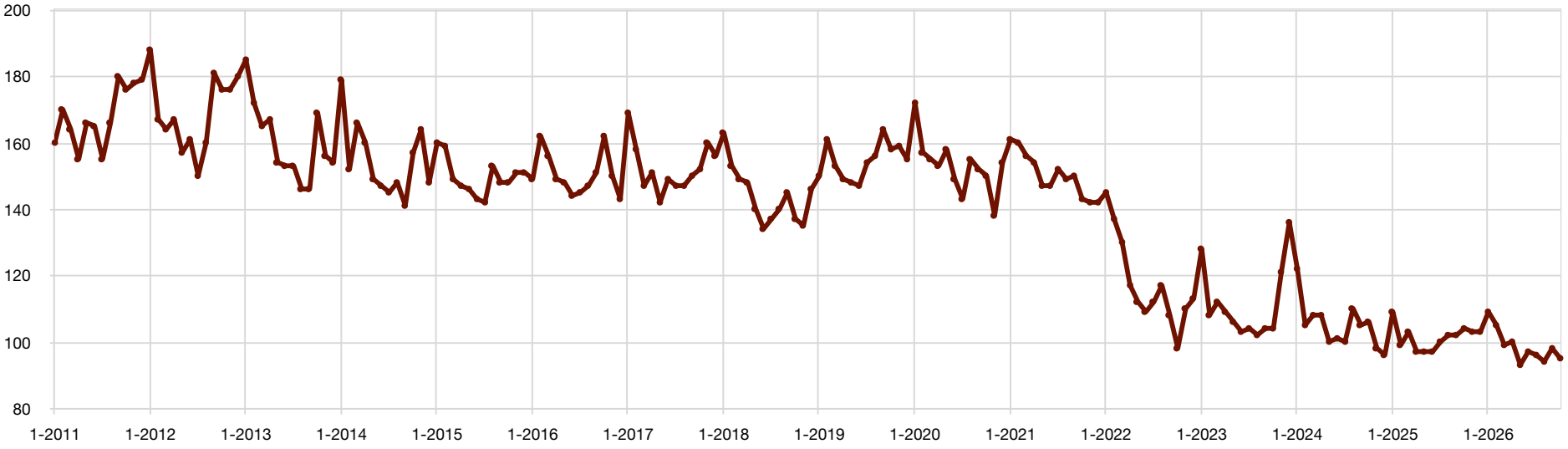


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
Aug-2026	94	102	- 7.8%
Sep-2026	98	102	- 3.9%
Oct-2026	**95**	**104**	**- 8.7%**
12-Month Avg	99	100	- 1.0%

Historical Housing Affordability Index by Month

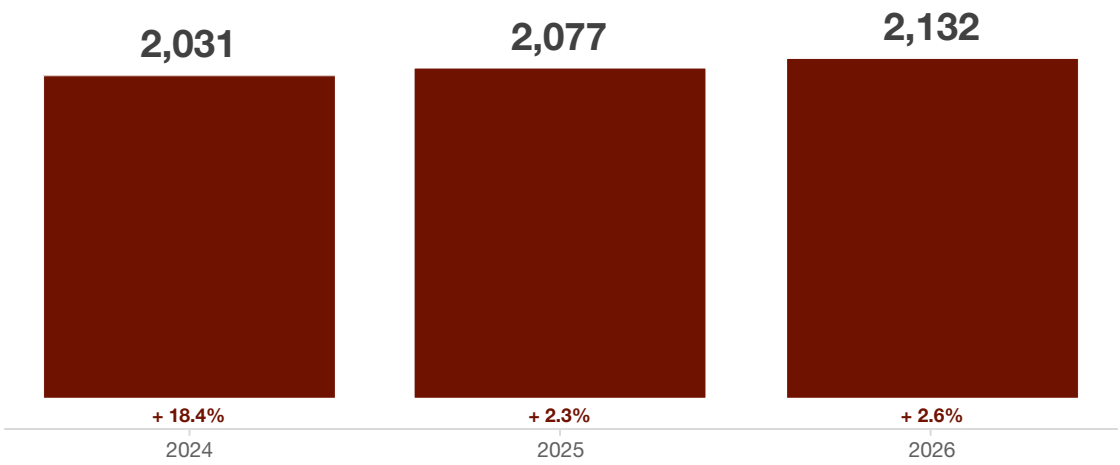


Inventory of Homes for Sale

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

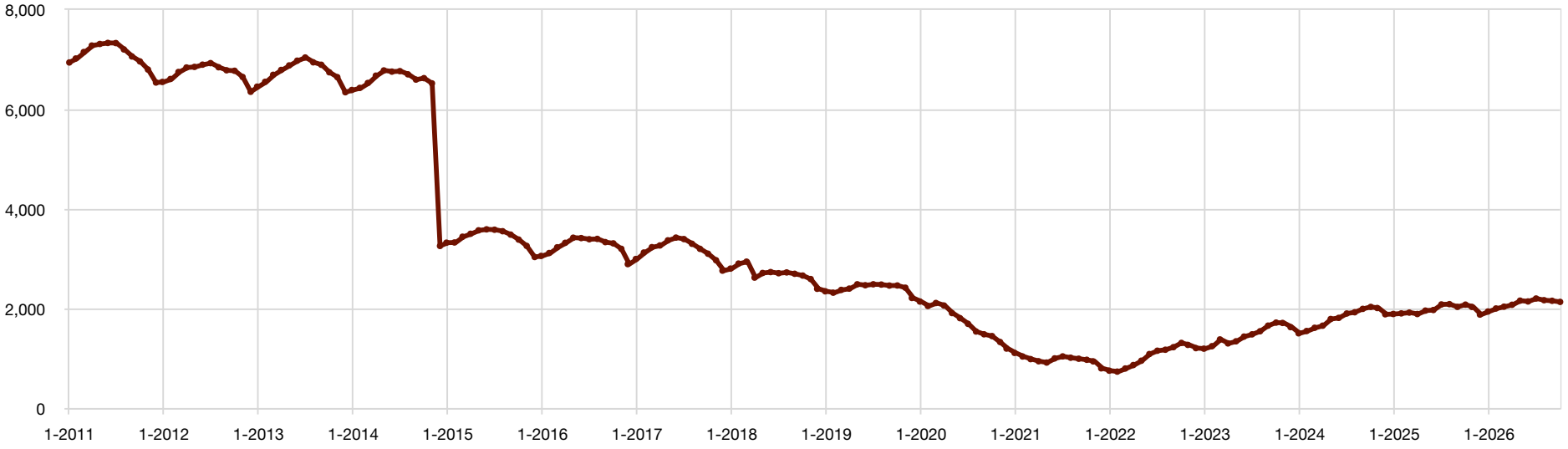
Central Mississippi REALTORS®

October



Homes for Sale		Prior Year	Year-Over-Year Change
Nov-2025	2,031	2,009	+ 1.1%
Dec-2025	1,877	1,883	- 0.3%
Jan-2026	1,939	1,889	+ 2.6%
Feb-2026	2,000	1,901	+ 5.2%
Mar-2026	2,036	1,917	+ 6.2%
Apr-2026	2,074	1,888	+ 9.9%
May-2026	2,157	1,957	+ 10.2%
Jun-2026	2,141	1,969	+ 8.7%
Jul-2026	2,200	2,081	+ 5.7%
Aug-2026	2,166	2,087	+ 3.8%
Sep-2026	2,154	2,032	+ 6.0%
Oct-2026	**2,132**	**2,077**	**+ 2.6%**
12-Month Avg	2,076	1,974	+ 5.2%

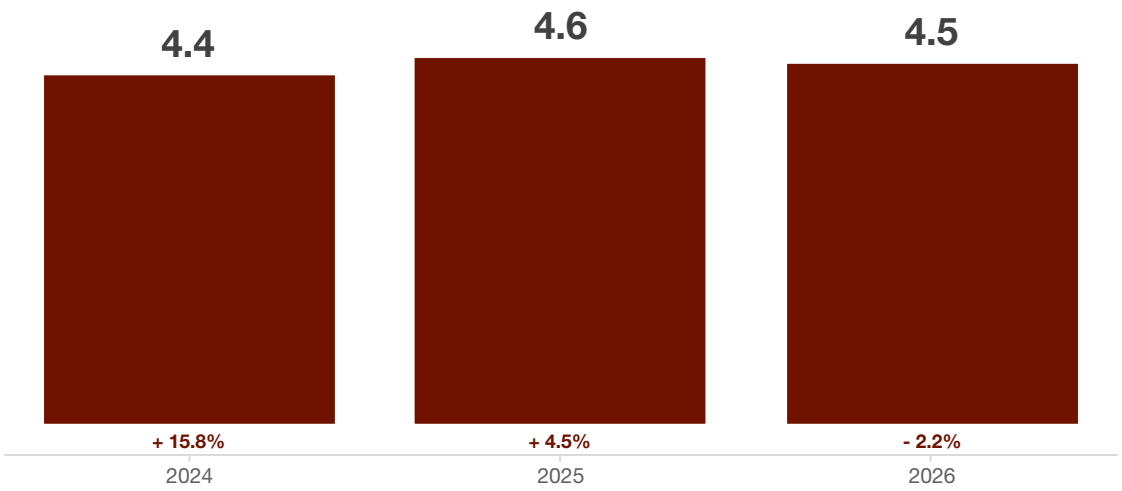
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Year-Over-Year Change
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	4.5	4.2	+ 7.1%
May-2026	4.7	4.4	+ 6.8%
Jun-2026	4.6	4.5	+ 2.2%
Jul-2026	4.7	4.7	0.0%
Aug-2026	4.6	4.7	- 2.1%
Sep-2026	4.6	4.5	+ 2.2%
Oct-2026	**4.5**	**4.6**	**- 2.2%**
12-Month Avg*	4.5	4.4	+ 2.1%

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

Historical Months Supply of Inventory by Month

