

Monthly Indicators



September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings in the Central Mississippi REALTORS® service area increased 0.2 percent to 594. Pending Sales decreased 6.4 percent to 438. Inventory increased 2.7 percent to 2,087.

Median Sales Price decreased 1.9 percent from \$270,000 to \$265,000. Days on Market decreased 10.6 percent to 59. Months Supply of Inventory decreased 2.2 percent to 4.4.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

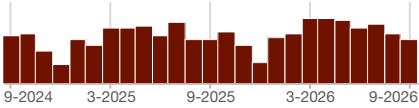
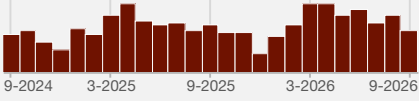
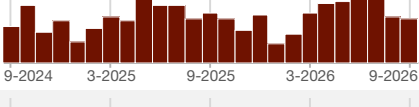
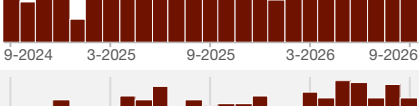
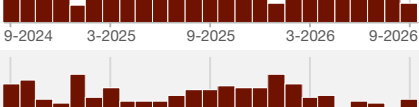
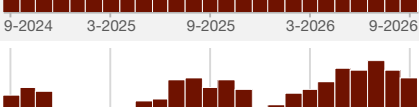
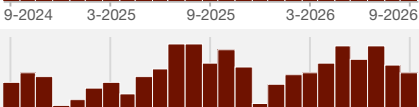
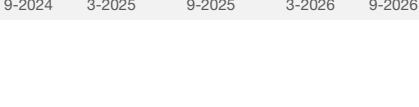
- 6.6%	- 1.9%	+ 2.7%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

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

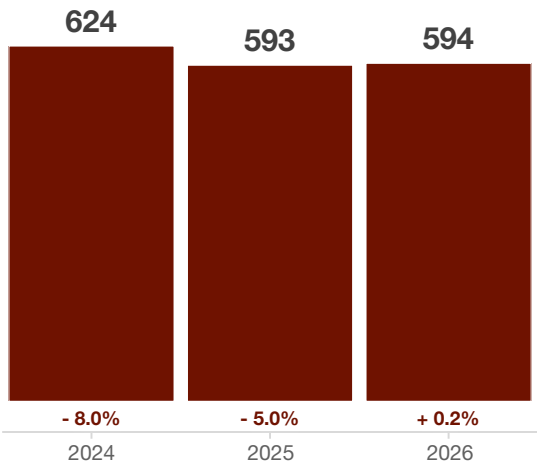
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		593	594	+ 0.2%	5,799	6,239	+ 7.6%
Pending Sales		468	438	- 6.4%	4,289	4,531	+ 5.6%
Closed Sales		473	442	- 6.6%	4,137	4,307	+ 4.1%
Days on Market Until Sale		66	59	- 10.6%	65	67	+ 3.1%
Median Sales Price		\$270,000	\$265,000	- 1.9%	\$267,000	\$278,000	+ 4.1%
Average Sales Price		\$299,396	\$308,881	+ 3.2%	\$297,579	\$311,067	+ 4.5%
Percent of List Price Received		96.8%	95.8%	- 1.0%	96.8%	96.7%	- 0.1%
Housing Affordability Index		102	98	- 3.9%	104	93	- 10.6%
Inventory of Homes for Sale		2,032	2,087	+ 2.7%	—	—	—
Months Supply of Inventory		4.5	4.4	- 2.2%	—	—	—

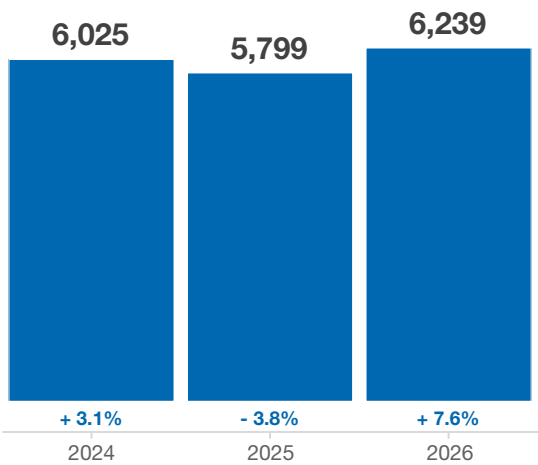
New Listings

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

September

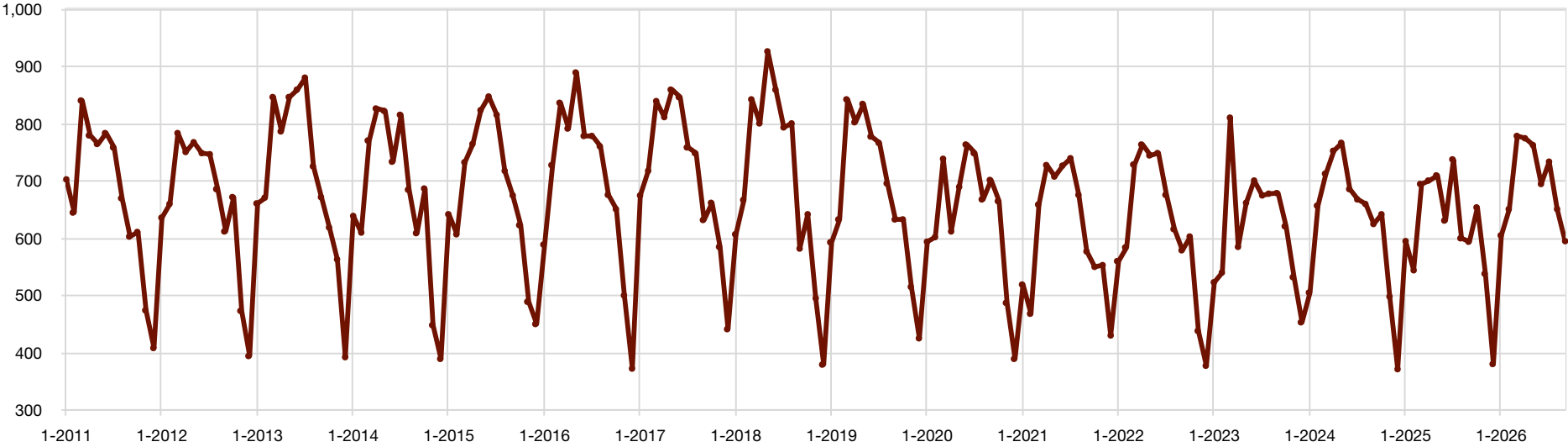


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Oct-2025	653	641	+ 1.9%
Nov-2025	537	497	+ 8.0%
Dec-2025	379	370	+ 2.4%
Jan-2026	604	594	+ 1.7%
Feb-2026	650	543	+ 19.7%
Mar-2026	778	694	+ 12.1%
Apr-2026	774	700	+ 10.6%
May-2026	762	709	+ 7.5%
Jun-2026	694	630	+ 10.2%
Jul-2026	733	737	- 0.5%
Aug-2026	650	599	+ 8.5%
Sep-2026	594	593	+ 0.2%
12-Month Avg	651	609	+ 6.9%

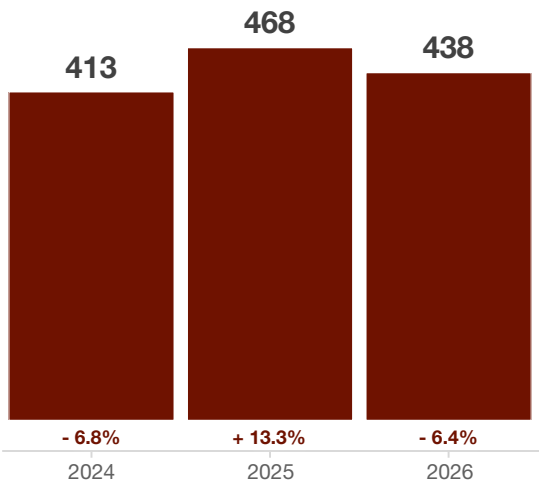
Historical New Listings by Month



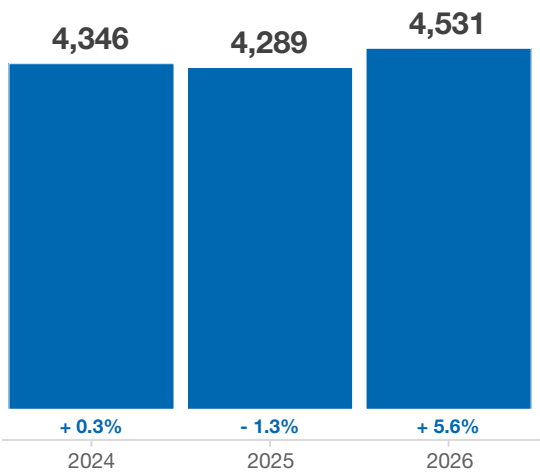
Pending Sales

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

September

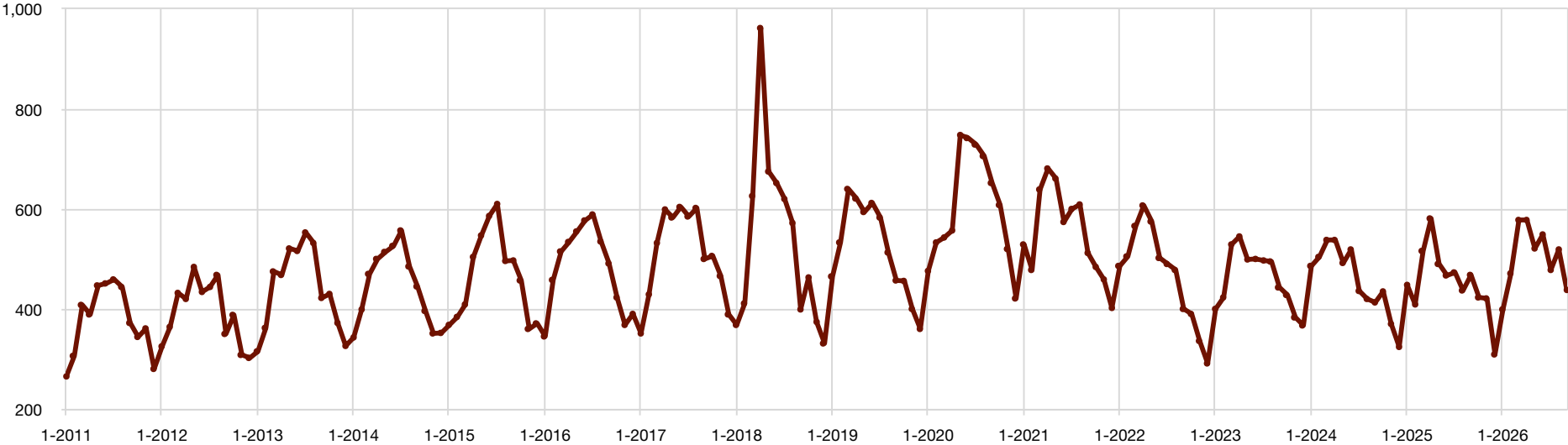


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Oct-2025	423	435	- 2.8%
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	578	516	+ 12.0%
Apr-2026	578	581	- 0.5%
May-2026	521	490	+ 6.3%
Jun-2026	549	467	+ 17.6%
Jul-2026	478	473	+ 1.1%
Aug-2026	519	437	+ 18.8%
Sep-2026	438	468	- 6.4%
12-Month Avg	474	452	+ 4.9%

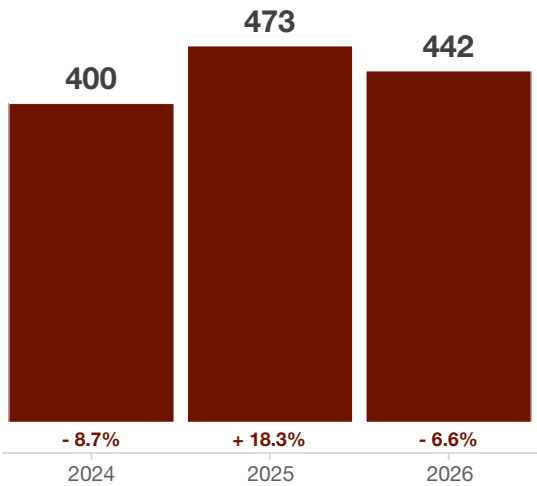
Historical Pending Sales by Month



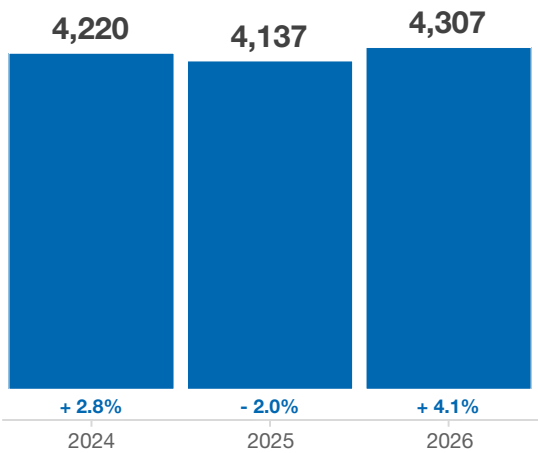
Closed Sales

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

September

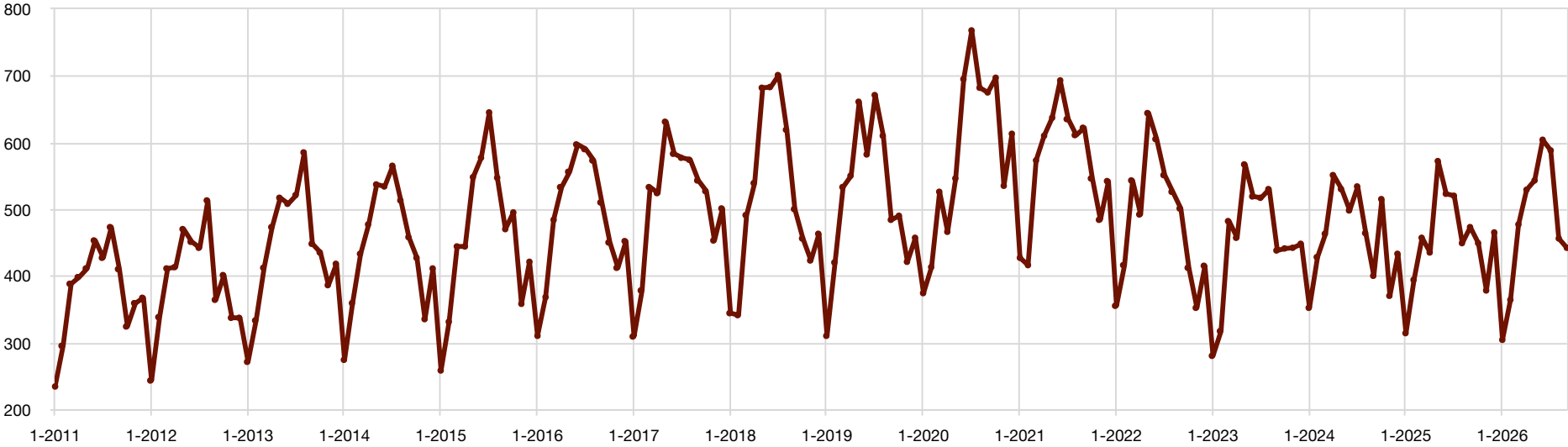


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
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	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	442	473	- 6.6%
12-Month Avg	467	455	+ 2.6%

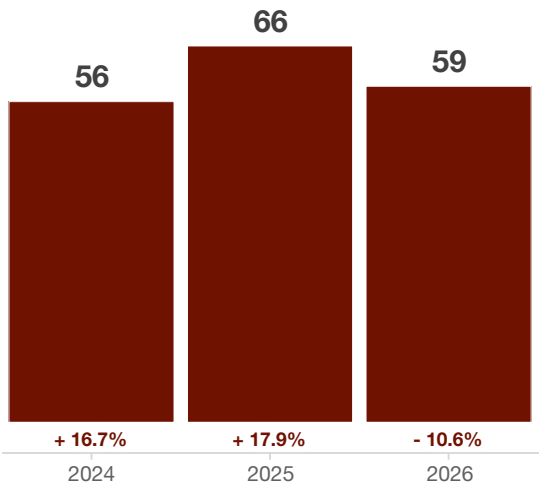
Historical Closed Sales by Month



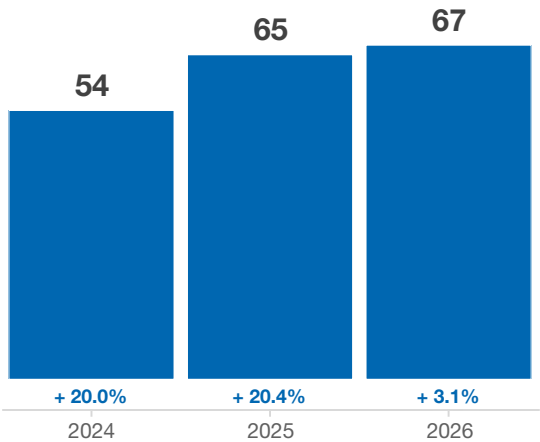
Days on Market Until Sale

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

September



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	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%
12-Month Avg*	67	64	+ 5.2%

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

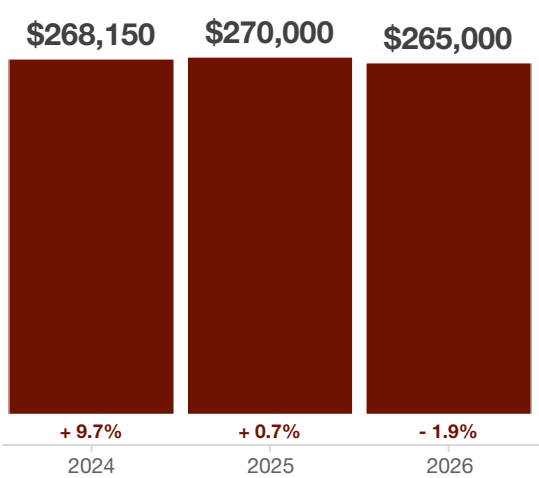
Historical Days on Market Until Sale by Month



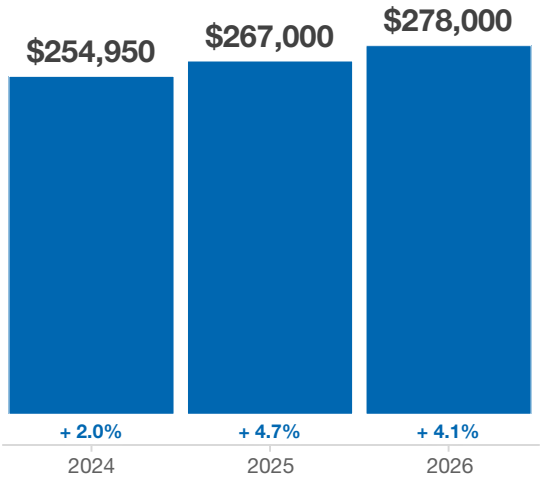
Median Sales Price

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

September



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$269,900	\$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	\$265,000	\$270,000	- 1.9%
12-Month Avg*	\$276,800	\$267,000	+ 3.7%

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

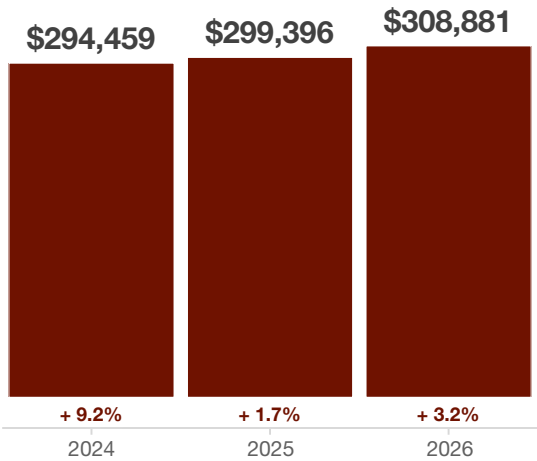
Historical Median Sales Price by Month



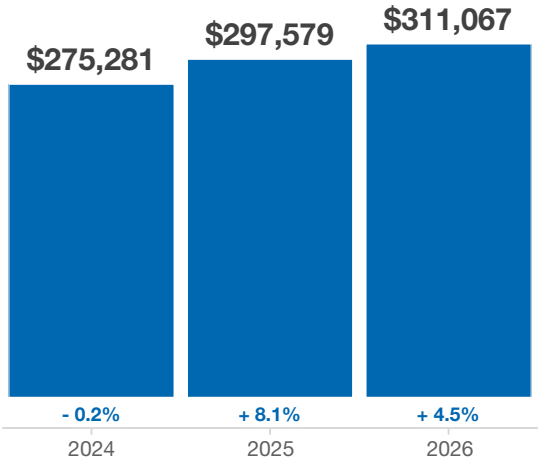
Average Sales Price

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

September



Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
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	\$283,123	\$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	\$308,881	\$299,396	+ 3.2%
12-Month Avg*	\$309,616	\$296,316	+ 4.5%

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

Historical Average Sales Price by Month

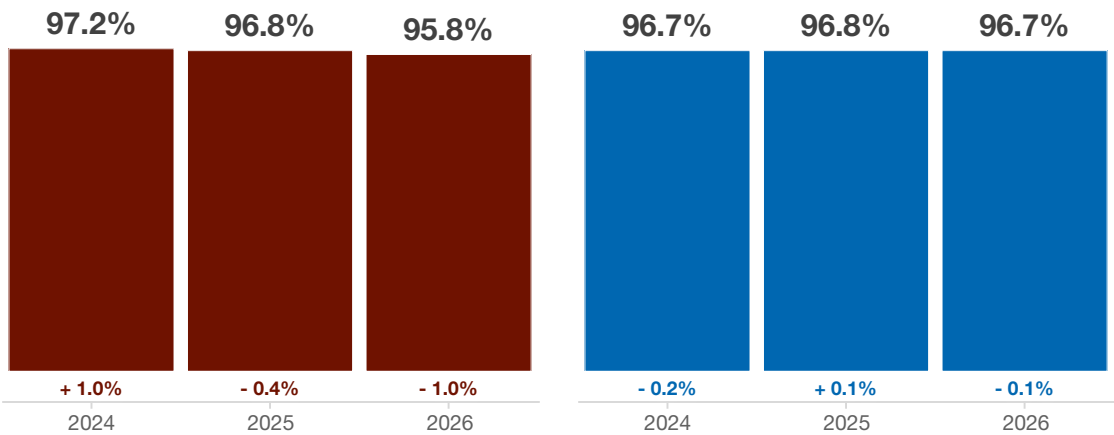


Percent of List Price Received

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.

September

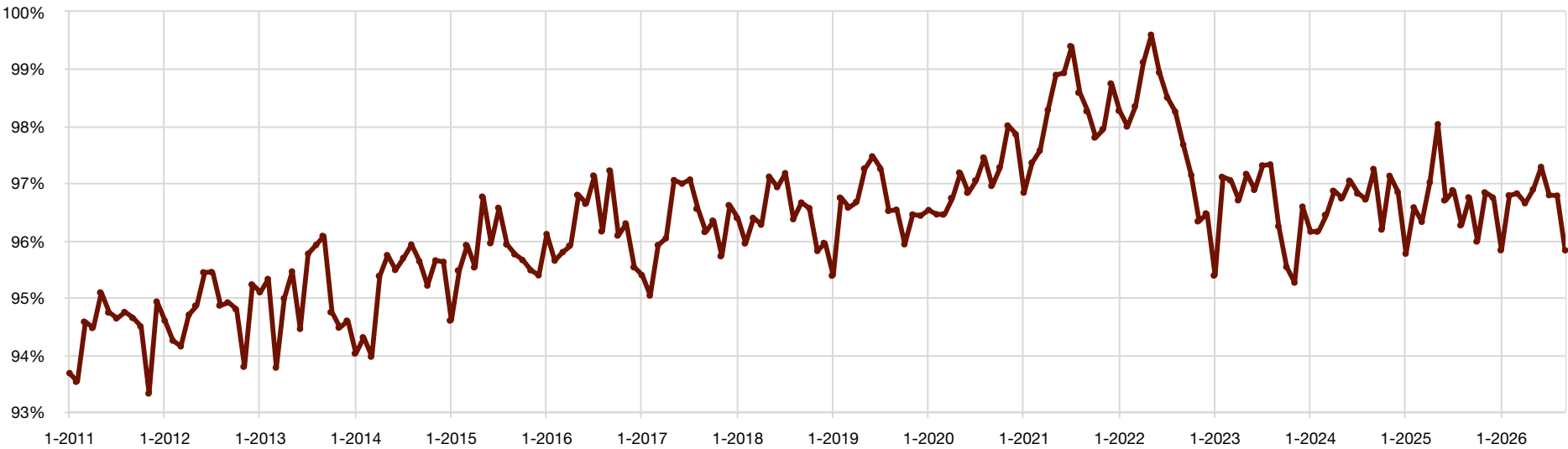
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	96.7%	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%
12-Month Avg*	96.6%	96.8%	- 0.1%

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

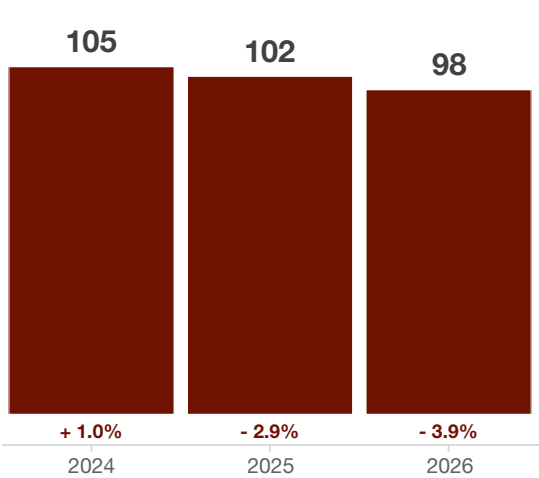
Historical Percent of List Price Received by Month



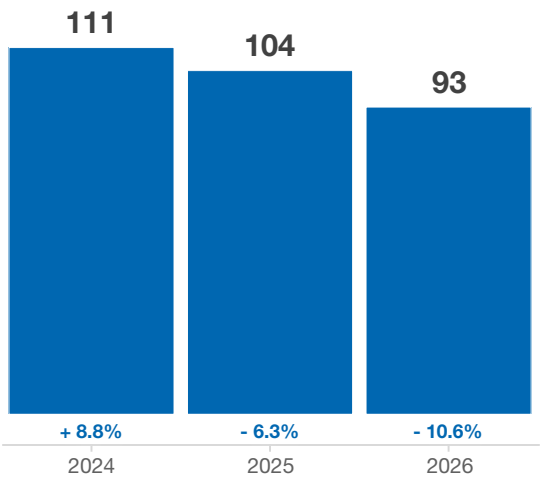
Housing Affordability Index

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.

September

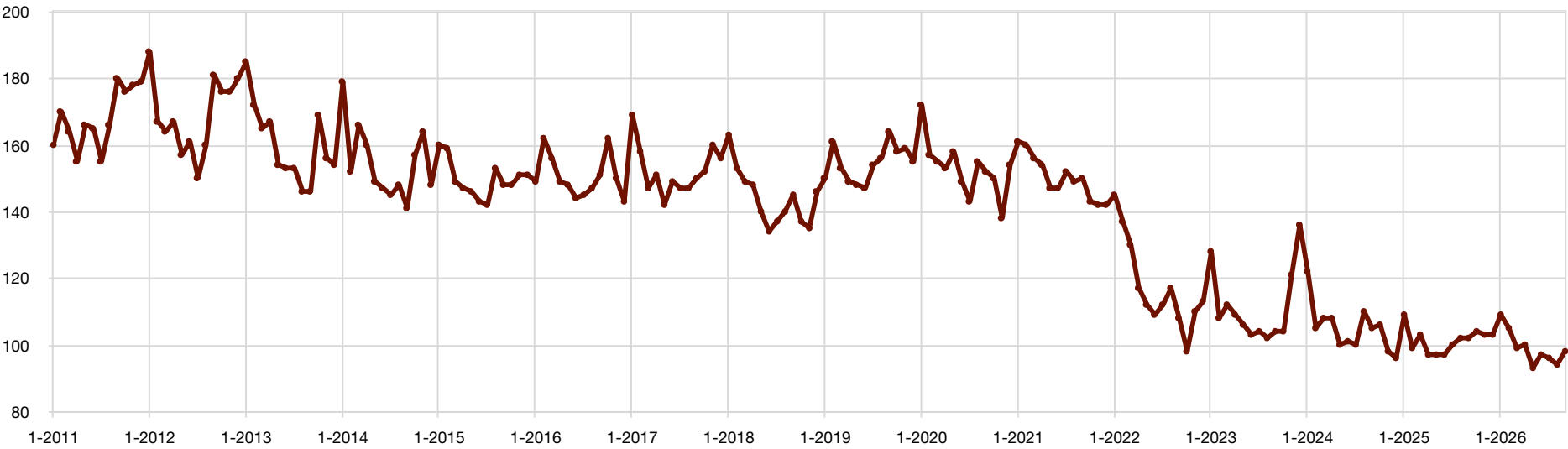


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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	97	97	0.0%
Jul-2026	96	100	- 4.0%
Aug-2026	94	102	- 7.8%
Sep-2026	98	102	- 3.9%
12-Month Avg	100	101	- 1.0%

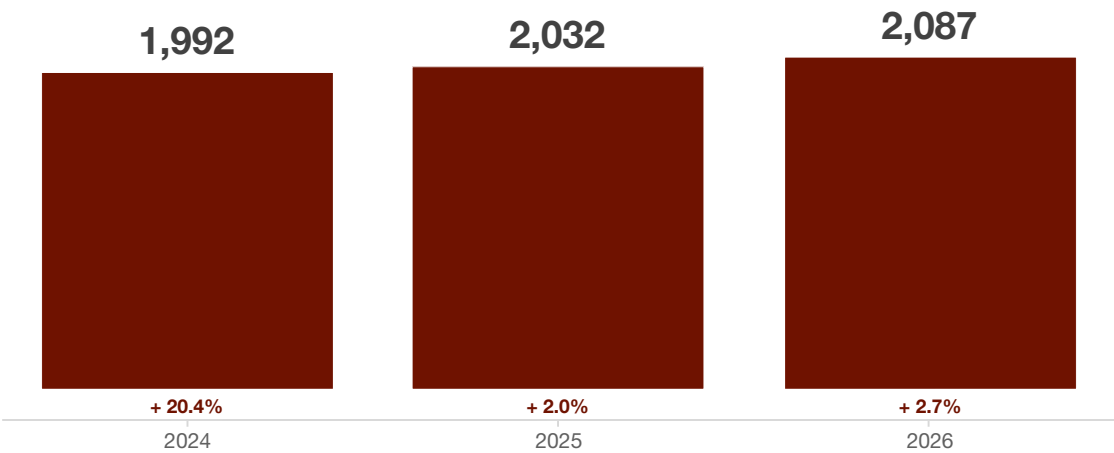
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

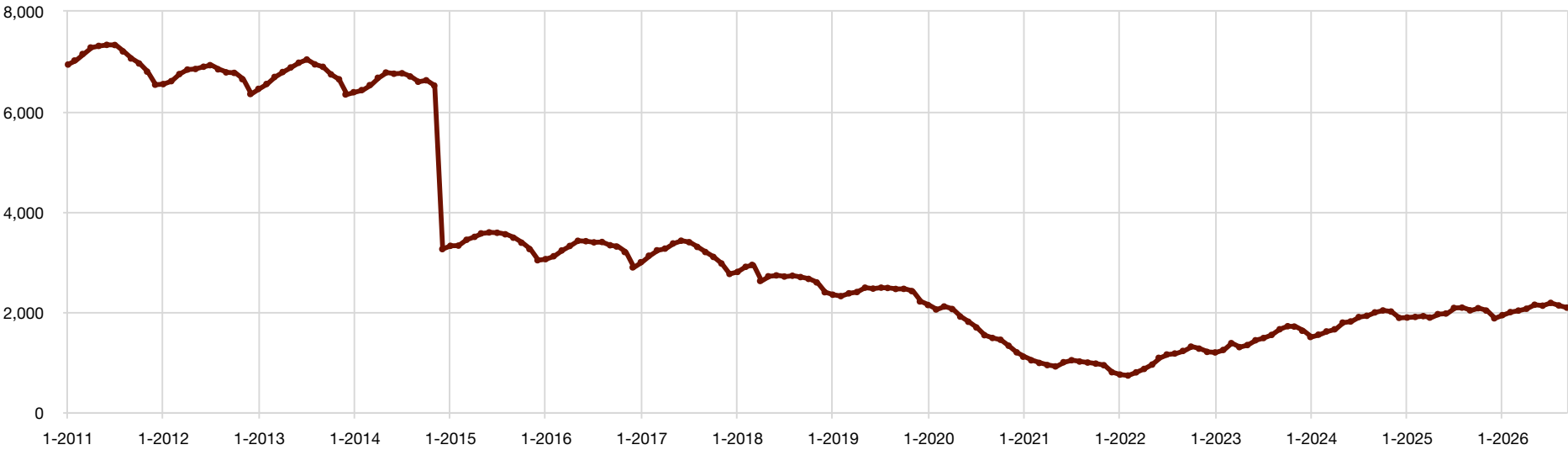
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale		Prior Year	Year-Over-Year Change
Oct-2025	2,076	2,031	+ 2.2%
Nov-2025	2,028	2,009	+ 0.9%
Dec-2025	1,874	1,883	- 0.5%
Jan-2026	1,937	1,889	+ 2.5%
Feb-2026	1,998	1,901	+ 5.1%
Mar-2026	2,028	1,917	+ 5.8%
Apr-2026	2,065	1,888	+ 9.4%
May-2026	2,145	1,957	+ 9.6%
Jun-2026	2,126	1,969	+ 8.0%
Jul-2026	2,182	2,081	+ 4.9%
Aug-2026	2,131	2,087	+ 2.1%
Sep-2026	2,087	2,032	+ 2.7%
12-Month Avg	2,056	1,970	+ 4.4%

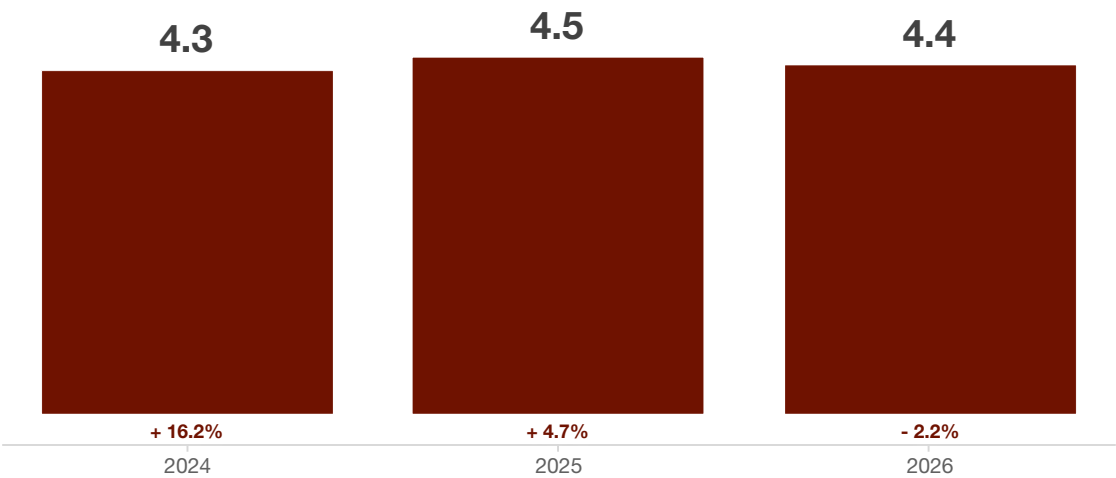
Historical Inventory of Homes for Sale by Month



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.

September



Months Supply		Prior Year	Year-Over-Year Change
Oct-2025	4.6	4.4	+ 4.5%
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	4.6	4.4	+ 4.5%
Jun-2026	4.5	4.5	0.0%
Jul-2026	4.6	4.7	- 2.1%
Aug-2026	4.5	4.7	- 4.3%
Sep-2026	4.4	4.5	- 2.2%
12-Month Avg*	4.5	4.4	+ 1.8%

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

Historical Months Supply of Inventory by Month

