

Monthly Indicators



July 2024

U.S. existing home sales fell 5.4% month-over-month and 5.4% year-over-year to a seasonally adjusted annual rate of 3.89 million units, with monthly sales down in all four regions, according to the National Association of REALTORS® (NAR). Higher mortgage rates, along with rising sales prices, have kept many prospective buyers on the sidelines, despite more home choices and less competition for those homes.

New Listings in the Central Mississippi REALTORS® service area decreased 0.9 percent to 663. Pending Sales decreased 5.6 percent to 468. Inventory increased 20.7 percent to 1,783.

Median Sales Price increased 3.9 percent from \$255,000 to \$265,000. Days on Market increased 15.4 percent to 45. Months Supply of Inventory increased 11.8 percent to 3.8.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

Quick Facts

+ 1.4%	+ 3.9%	+ 20.7%
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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Local Market Update – July 2024

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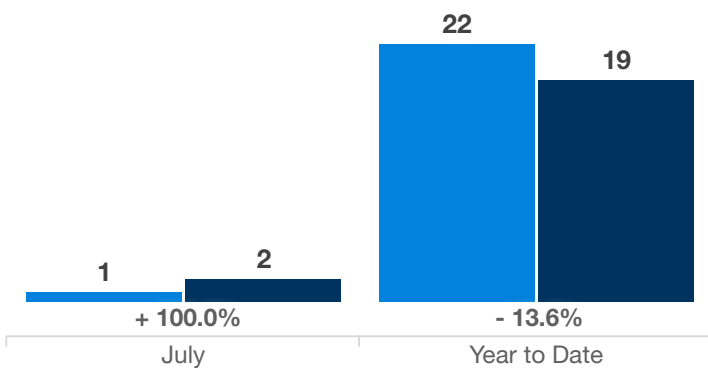
Attala County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	1	2	+ 100.0%	22	19	- 13.6%
Pending Sales	1	4	+ 300.0%	11	7	- 36.4%
Closed Sales	3	3	0.0%	11	7	- 36.4%
Days on Market Until Sale	107	109	+ 1.9%	40	86	+ 115.0%
Median Sales Price*	\$82,000	\$150,450	+ 83.5%	\$80,000	\$150,450	+ 88.1%
Average Sales Price*	\$114,000	\$125,667	+ 10.2%	\$115,045	\$140,369	+ 22.0%
Percent of List Price Received*	86.2%	107.4%	+ 24.6%	90.1%	98.3%	+ 9.1%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	6.0	5.5	- 8.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

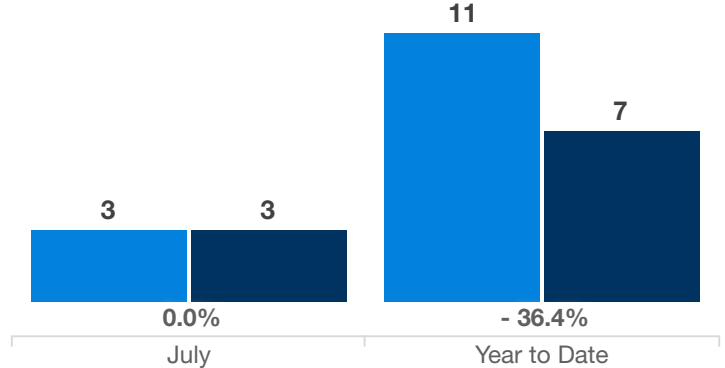
New Listings

■ 2023 ■ 2024



Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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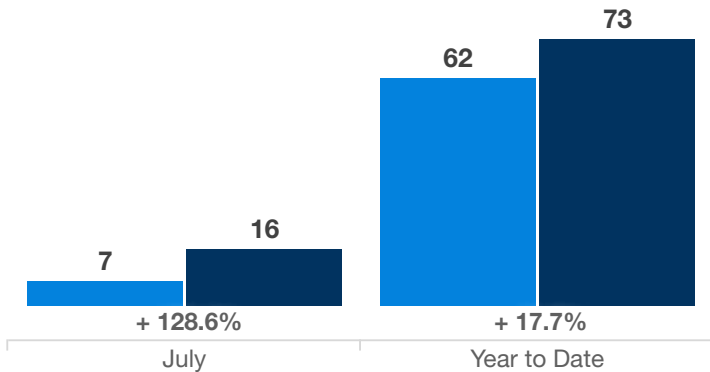
Copiah County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	7	16	+ 128.6%	62	73	+ 17.7%
Pending Sales	10	5	- 50.0%	45	47	+ 4.4%
Closed Sales	6	9	+ 50.0%	35	50	+ 42.9%
Days on Market Until Sale	50	38	- 24.0%	84	77	- 8.3%
Median Sales Price*	\$109,500	\$199,500	+ 82.2%	\$128,500	\$151,500	+ 17.9%
Average Sales Price*	\$148,000	\$199,333	+ 34.7%	\$167,885	\$165,346	- 1.5%
Percent of List Price Received*	93.0%	97.7%	+ 5.1%	93.7%	93.5%	- 0.2%
Inventory of Homes for Sale	33	30	- 9.1%	—	—	—
Months Supply of Inventory	5.8	4.6	- 20.7%	—	—	—

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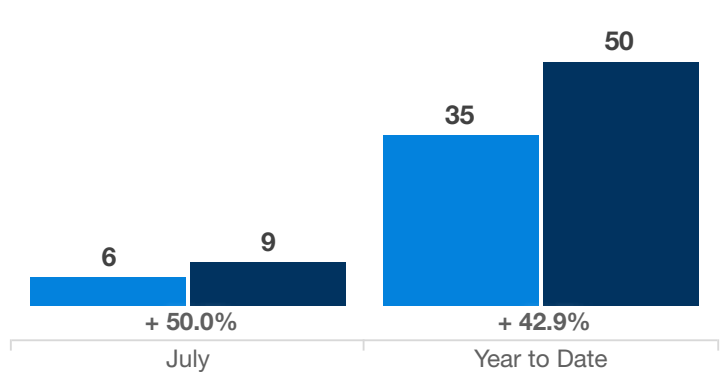
New Listings

■ 2023 ■ 2024



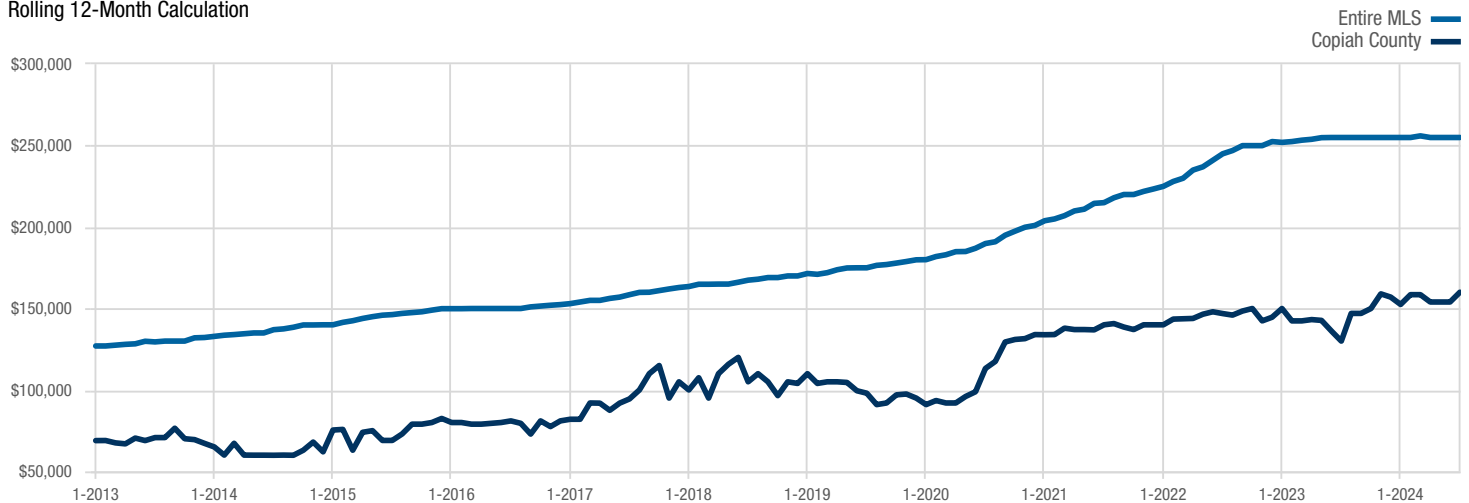
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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Hinds County

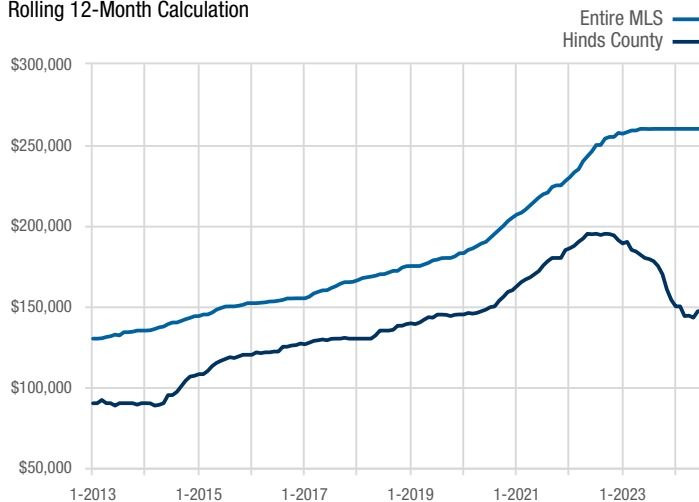
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	247	219	- 11.3%	1,683	1,598	- 5.1%
Pending Sales	147	162	+ 10.2%	1,070	1,205	+ 12.6%
Closed Sales	159	157	- 1.3%	988	1,111	+ 12.4%
Days on Market Until Sale	40	50	+ 25.0%	47	57	+ 21.3%
Median Sales Price*	\$185,000	\$186,250	+ 0.7%	\$178,000	\$169,000	- 5.1%
Average Sales Price*	\$200,040	\$189,814	- 5.1%	\$191,009	\$175,356	- 8.2%
Percent of List Price Received*	95.6%	94.9%	- 0.7%	94.4%	94.4%	0.0%
Inventory of Homes for Sale	626	599	- 4.3%	—	—	—
Months Supply of Inventory	4.6	3.5	- 23.9%	—	—	—

Townhouse/Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	13	4	- 69.2%	75	59	- 21.3%
Pending Sales	4	6	+ 50.0%	52	43	- 17.3%
Closed Sales	8	7	- 12.5%	55	37	- 32.7%
Days on Market Until Sale	34	24	- 29.4%	34	32	- 5.9%
Median Sales Price*	\$175,000	\$151,000	- 13.7%	\$145,000	\$145,000	0.0%
Average Sales Price*	\$189,188	\$142,071	- 24.9%	\$160,207	\$141,007	- 12.0%
Percent of List Price Received*	97.7%	97.0%	- 0.7%	97.2%	94.8%	- 2.5%
Inventory of Homes for Sale	24	13	- 45.8%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

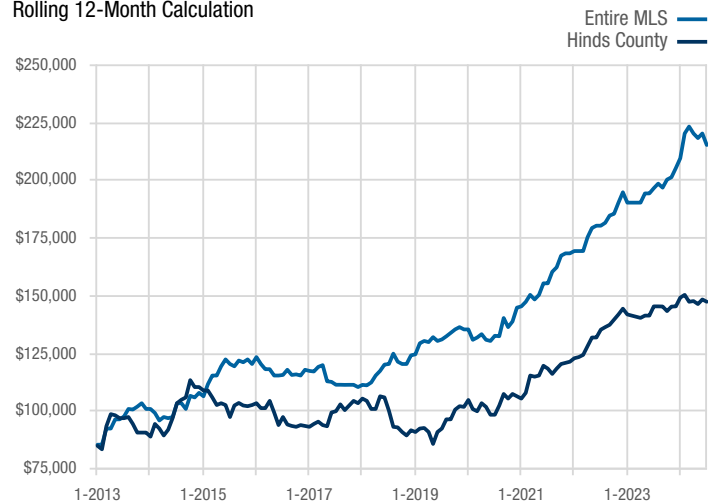
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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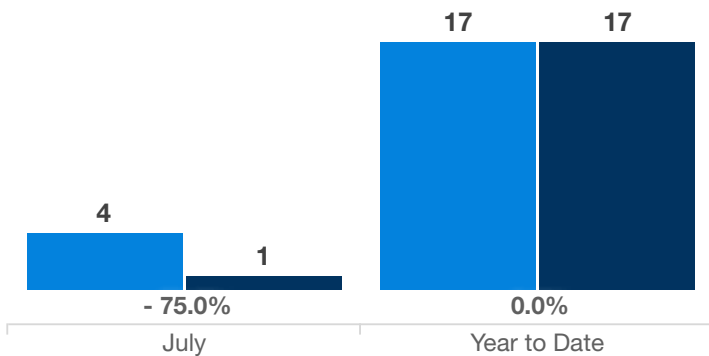
Holmes County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	4	1	- 75.0%	17	17	0.0%
Pending Sales	2	1	- 50.0%	6	9	+ 50.0%
Closed Sales	1	2	+ 100.0%	6	11	+ 83.3%
Days on Market Until Sale	23	104	+ 352.2%	60	83	+ 38.3%
Median Sales Price*	\$255,000	\$12,950	- 94.9%	\$82,500	\$125,000	+ 51.5%
Average Sales Price*	\$255,000	\$12,950	- 94.9%	\$101,092	\$127,968	+ 26.6%
Percent of List Price Received*	94.8%	90.2%	- 4.9%	100.0%	96.5%	- 3.5%
Inventory of Homes for Sale	14	12	- 14.3%	—	—	—
Months Supply of Inventory	10.9	8.8	- 19.3%	—	—	—

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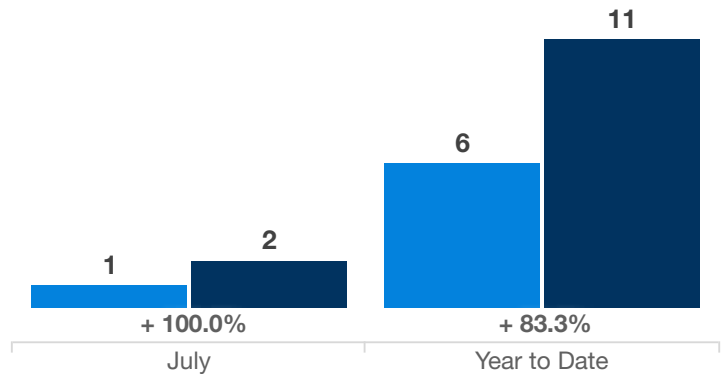
New Listings

■ 2023 ■ 2024



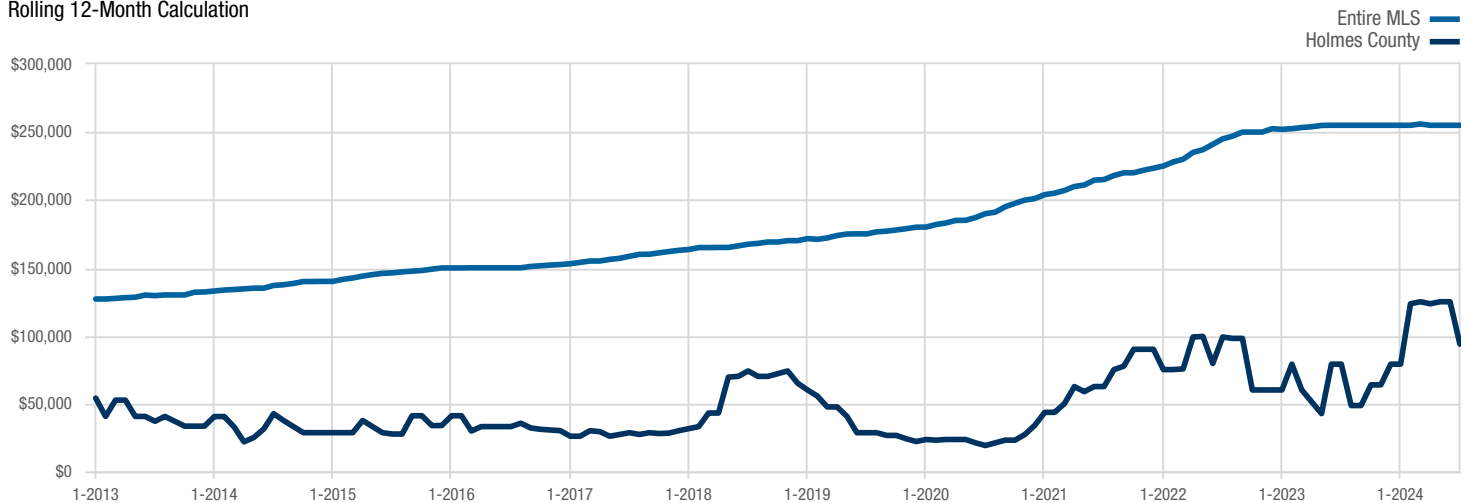
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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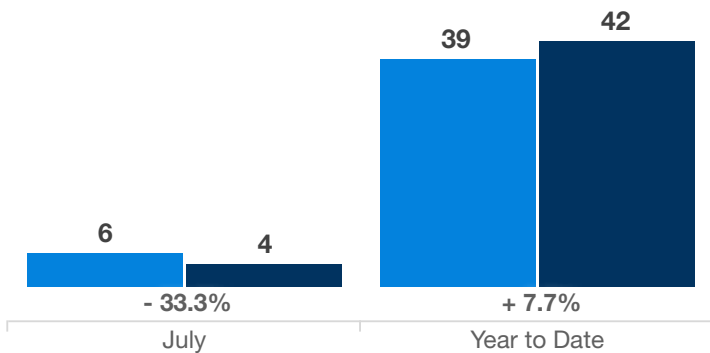
Leake County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	6	4	- 33.3%	39	42	+ 7.7%
Pending Sales	2	4	+ 100.0%	29	26	- 10.3%
Closed Sales	3	5	+ 66.7%	31	23	- 25.8%
Days on Market Until Sale	52	111	+ 113.5%	51	70	+ 37.3%
Median Sales Price*	\$155,000	\$121,000	- 21.9%	\$145,000	\$160,000	+ 10.3%
Average Sales Price*	\$150,000	\$129,780	- 13.5%	\$143,759	\$158,396	+ 10.2%
Percent of List Price Received*	94.3%	88.4%	- 6.3%	96.8%	93.1%	- 3.8%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	4.2	5.0	+ 19.0%	—	—	—

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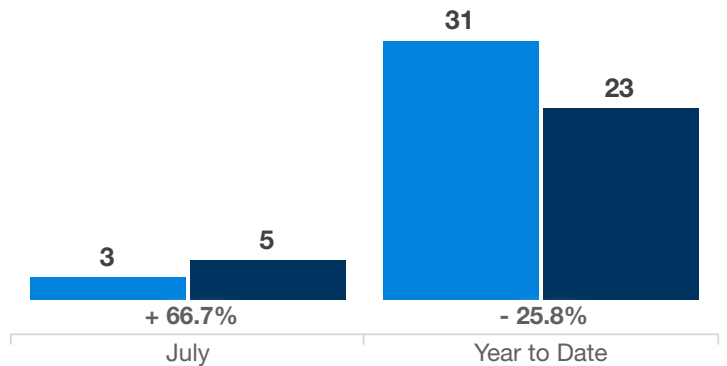
New Listings

■ 2023 ■ 2024



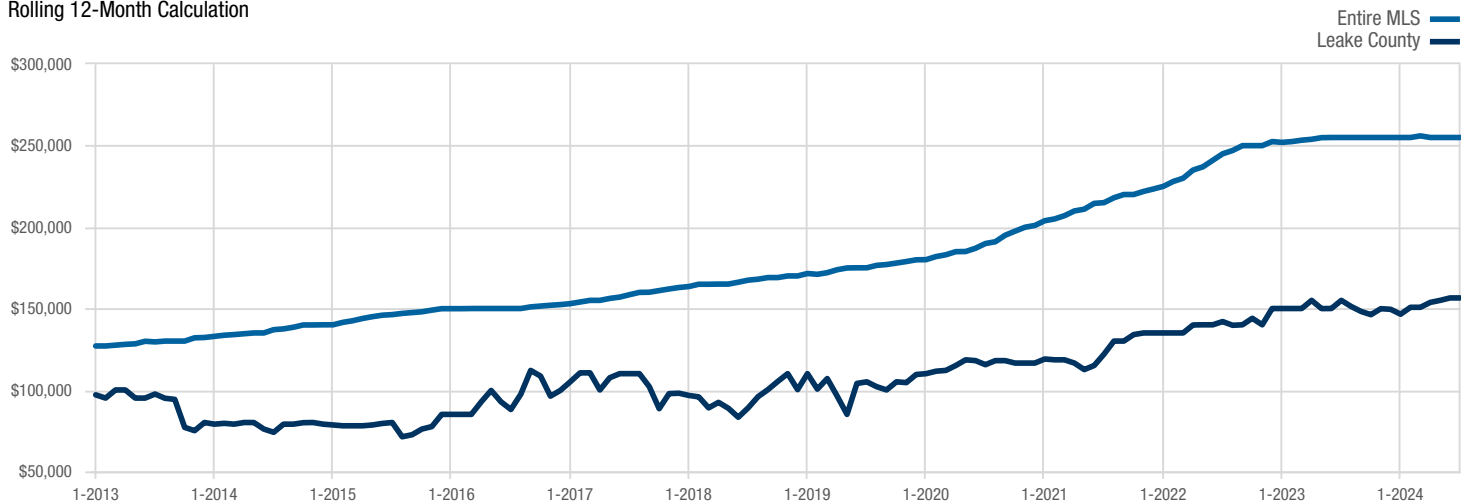
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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Madison County

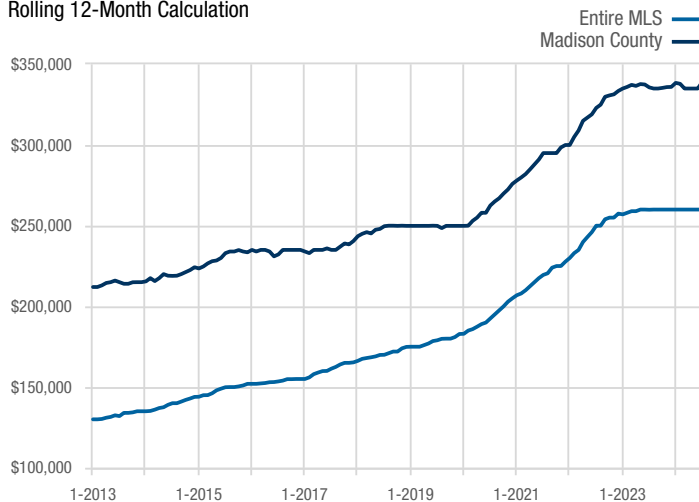
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	127	157	+ 23.6%	968	1,171	+ 21.0%
Pending Sales	118	110	- 6.8%	840	850	+ 1.2%
Closed Sales	127	144	+ 13.4%	762	798	+ 4.7%
Days on Market Until Sale	28	40	+ 42.9%	41	47	+ 14.6%
Median Sales Price*	\$315,000	\$338,000	+ 7.3%	\$338,000	\$340,000	+ 0.6%
Average Sales Price*	\$355,431	\$421,857	+ 18.7%	\$396,594	\$408,513	+ 3.0%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	272	463	+ 70.2%	—	—	—
Months Supply of Inventory	2.5	4.3	+ 72.0%	—	—	—

Townhouse/Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	7	6	- 14.3%	35	31	- 11.4%
Pending Sales	6	3	- 50.0%	24	31	+ 29.2%
Closed Sales	4	3	- 25.0%	18	30	+ 66.7%
Days on Market Until Sale	14	92	+ 557.1%	42	47	+ 11.9%
Median Sales Price*	\$394,750	\$499,999	+ 26.7%	\$299,250	\$267,700	- 10.5%
Average Sales Price*	\$404,875	\$431,000	+ 6.5%	\$331,119	\$293,963	- 11.2%
Percent of List Price Received*	96.6%	98.6%	+ 2.1%	96.9%	97.4%	+ 0.5%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	6.5	2.9	- 55.4%	—	—	—

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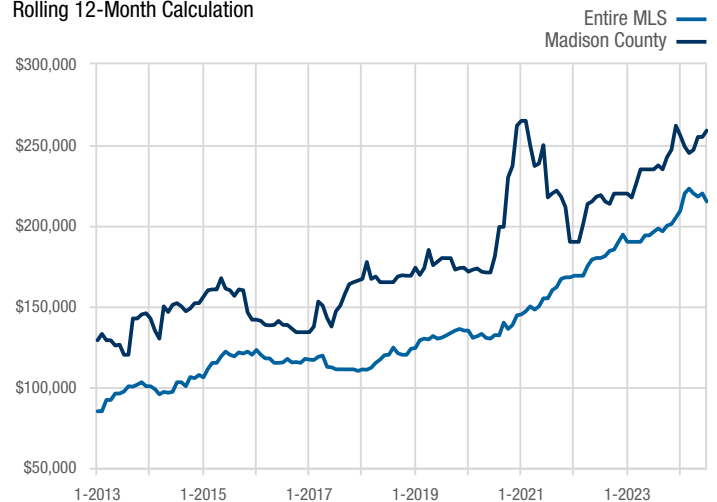
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Rankin County

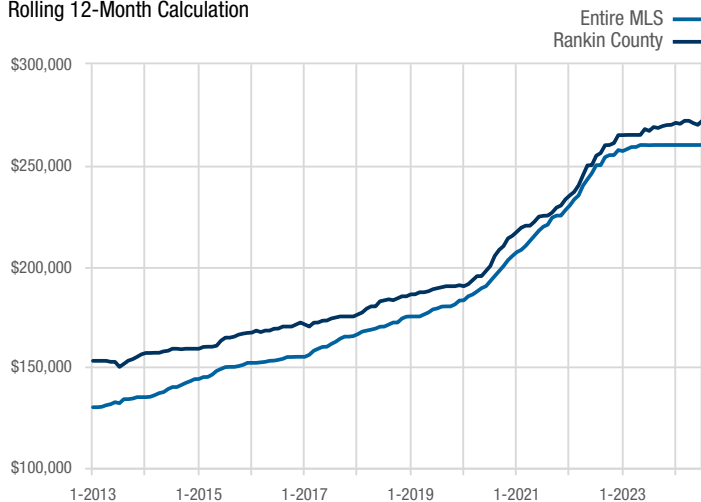
Single Family	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	216	209	- 3.2%	1,323	1,376	+ 4.0%
Pending Sales	170	139	- 18.2%	1,110	1,112	+ 0.2%
Closed Sales	172	163	- 5.2%	1,036	1,047	+ 1.1%
Days on Market Until Sale	38	40	+ 5.3%	42	53	+ 26.2%
Median Sales Price*	\$267,500	\$281,500	+ 5.2%	\$270,629	\$275,000	+ 1.6%
Average Sales Price*	\$305,190	\$312,546	+ 2.4%	\$305,894	\$303,388	- 0.8%
Percent of List Price Received*	98.6%	98.3%	- 0.3%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	352	491	+ 39.5%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

Townhouse/Condo	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	4	6	+ 50.0%	40	49	+ 22.5%
Pending Sales	9	5	- 44.4%	34	44	+ 29.4%
Closed Sales	7	10	+ 42.9%	29	43	+ 48.3%
Days on Market Until Sale	75	42	- 44.0%	26	41	+ 57.7%
Median Sales Price*	\$171,500	\$171,500	0.0%	\$174,000	\$209,500	+ 20.4%
Average Sales Price*	\$218,500	\$182,800	- 16.3%	\$193,907	\$229,320	+ 18.3%
Percent of List Price Received*	101.2%	96.8%	- 4.3%	99.4%	97.9%	- 1.5%
Inventory of Homes for Sale	15	19	+ 26.7%	—	—	—
Months Supply of Inventory	3.6	3.7	+ 2.8%	—	—	—

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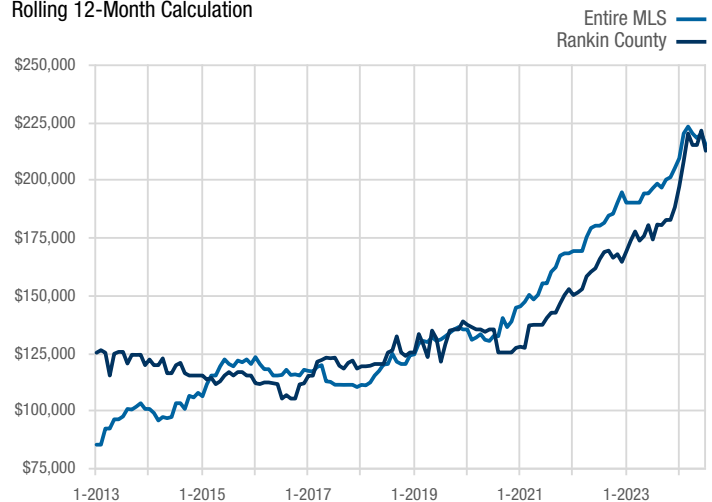
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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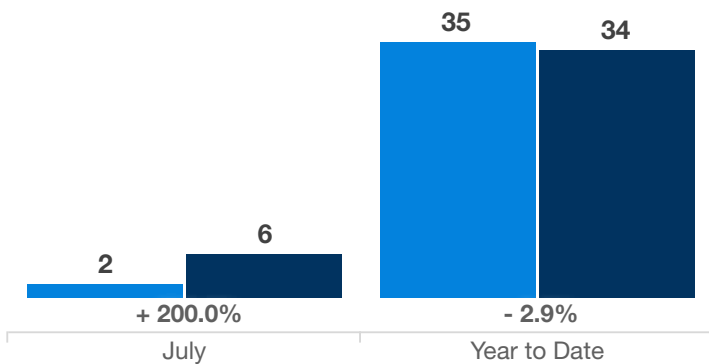
Scott County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	2	6	+ 200.0%	35	34	- 2.9%
Pending Sales	5	9	+ 80.0%	30	32	+ 6.7%
Closed Sales	6	3	- 50.0%	31	19	- 38.7%
Days on Market Until Sale	45	77	+ 71.1%	37	89	+ 140.5%
Median Sales Price*	\$197,000	\$380,000	+ 92.9%	\$160,000	\$219,998	+ 37.5%
Average Sales Price*	\$212,167	\$315,000	+ 48.5%	\$180,390	\$270,400	+ 49.9%
Percent of List Price Received*	93.8%	96.0%	+ 2.3%	92.1%	98.3%	+ 6.7%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	2.2	2.2	0.0%	—	—	—

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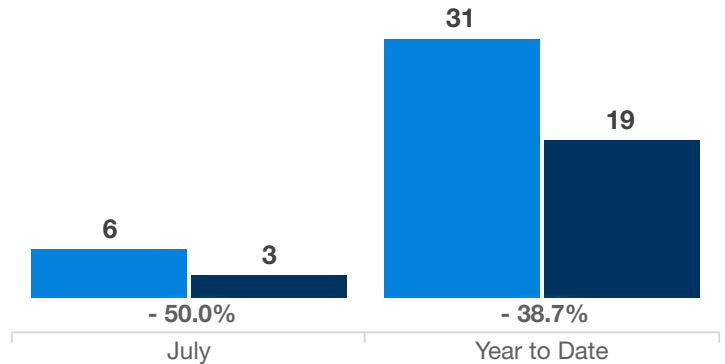
New Listings

■ 2023 ■ 2024



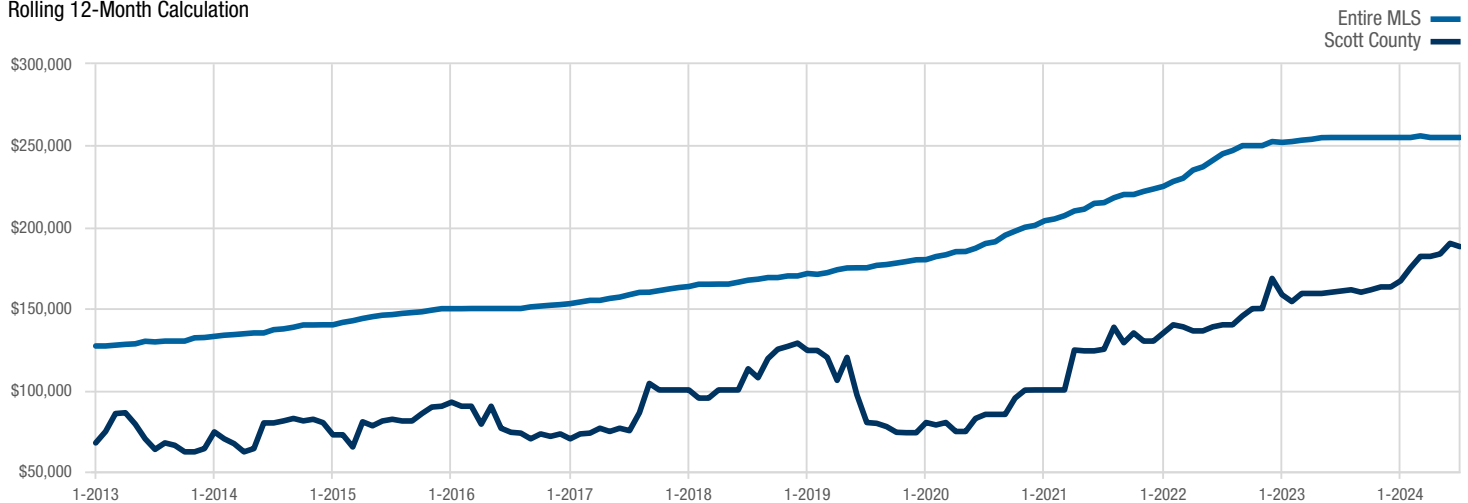
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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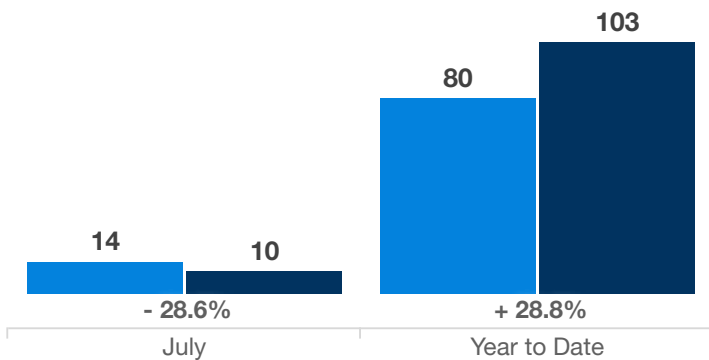
Simpson County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	14	10	- 28.6%	80	103	+ 28.8%
Pending Sales	9	7	- 22.2%	51	82	+ 60.8%
Closed Sales	7	10	+ 42.9%	52	74	+ 42.3%
Days on Market Until Sale	32	62	+ 93.8%	57	64	+ 12.3%
Median Sales Price*	\$177,500	\$205,000	+ 15.5%	\$176,000	\$177,450	+ 0.8%
Average Sales Price*	\$183,333	\$195,190	+ 6.5%	\$185,576	\$186,954	+ 0.7%
Percent of List Price Received*	92.2%	96.6%	+ 4.8%	96.1%	97.2%	+ 1.1%
Inventory of Homes for Sale	41	48	+ 17.1%	—	—	—
Months Supply of Inventory	5.3	4.9	- 7.5%	—	—	—

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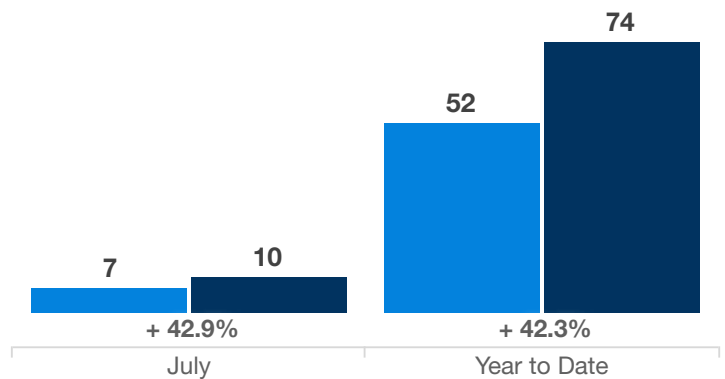
New Listings

■ 2023 ■ 2024



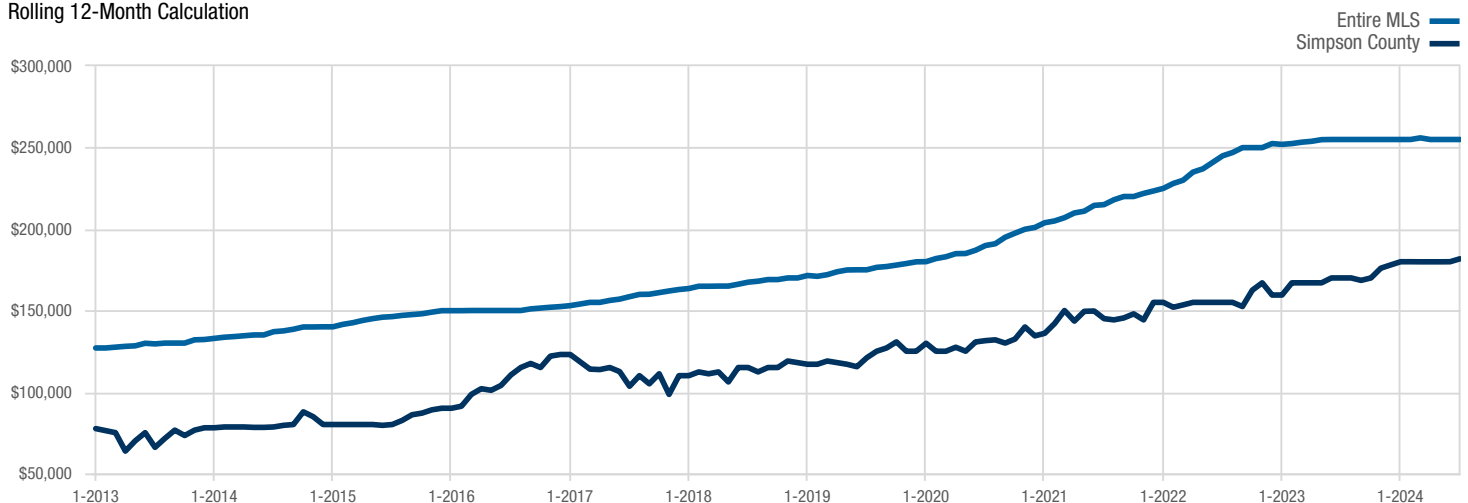
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



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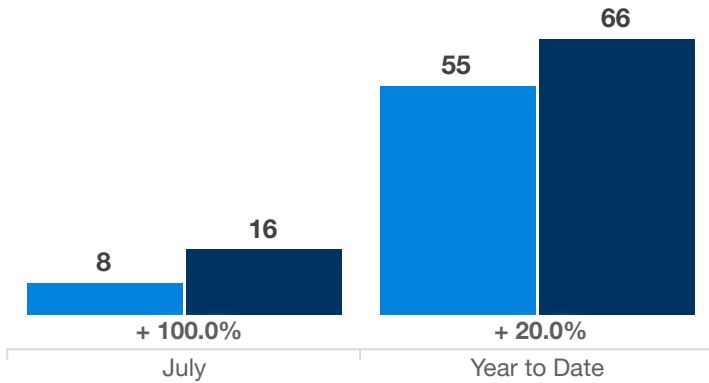
Yazoo County

All Residential Properties Key Metrics	July			Year to Date		
	2023	2024	% Change	Thru 7-2023	Thru 7-2024	% Change
New Listings	8	16	+ 100.0%	55	66	+ 20.0%
Pending Sales	7	9	+ 28.6%	43	42	- 2.3%
Closed Sales	9	3	- 66.7%	45	31	- 31.1%
Days on Market Until Sale	68	86	+ 26.5%	70	127	+ 81.4%
Median Sales Price*	\$150,000	\$155,000	+ 3.3%	\$150,000	\$141,200	- 5.9%
Average Sales Price*	\$170,694	\$161,667	- 5.3%	\$205,347	\$145,857	- 29.0%
Percent of List Price Received*	97.0%	90.9%	- 6.3%	95.8%	93.7%	- 2.2%
Inventory of Homes for Sale	28	39	+ 39.3%	—	—	—
Months Supply of Inventory	4.9	8.2	+ 67.3%	—	—	—

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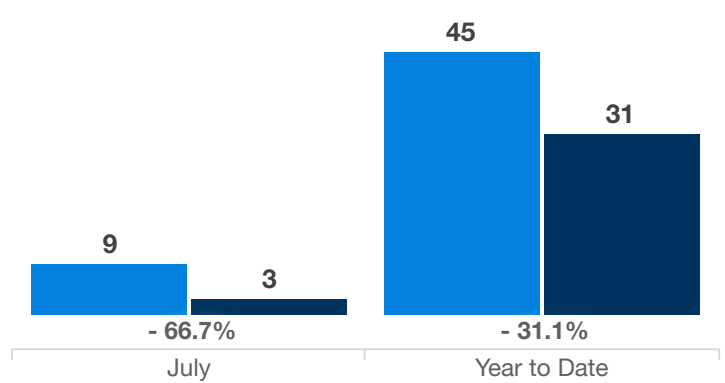
New Listings

■ 2023 ■ 2024



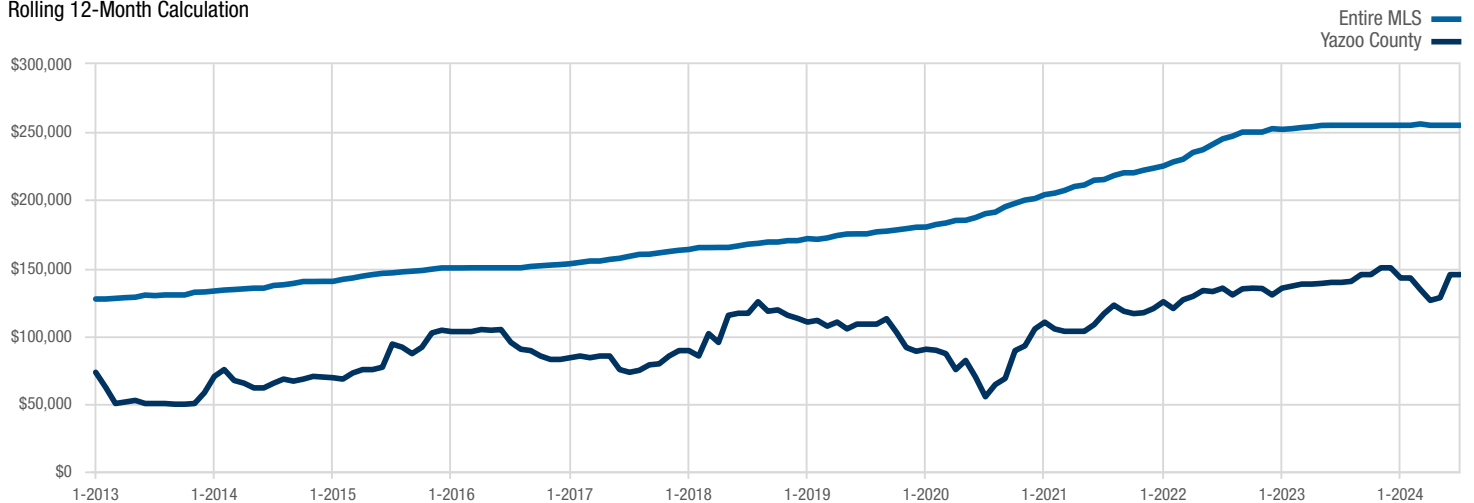
Closed Sales

■ 2023 ■ 2024



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.