

Monthly Indicators



November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings in the Central Mississippi REALTORS® service area increased 7.0 percent to 532. Pending Sales increased 22.4 percent to 453. Inventory decreased 3.2 percent to 1,945.

Median Sales Price increased 1.9 percent from \$269,900 to \$274,900. Days on Market increased 14.8 percent to 62. Months Supply of Inventory decreased 4.5 percent to 4.2.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Quick Facts

+ 1.4%	+ 1.9%	- 3.2%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

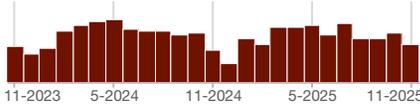
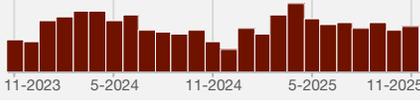
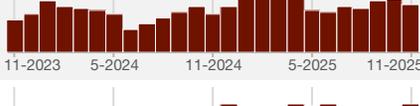
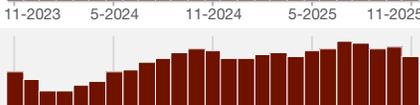
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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All Residential Properties

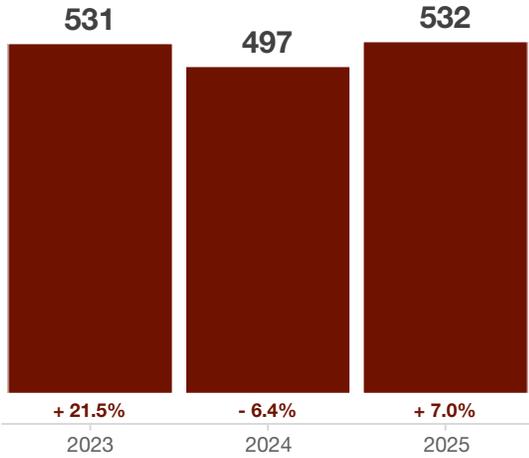
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		497	532	+ 7.0%	7,163	6,960	- 2.8%
Pending Sales		370	453	+ 22.4%	5,151	5,197	+ 0.9%
Closed Sales		370	375	+ 1.4%	5,104	4,956	- 2.9%
Days on Market Until Sale		54	62	+ 14.8%	55	65	+ 18.2%
Median Sales Price		\$269,900	\$274,900	+ 1.9%	\$255,000	\$268,125	+ 5.1%
Average Sales Price		\$296,289	\$304,260	+ 2.7%	\$276,998	\$298,530	+ 7.8%
Percent of List Price Received		97.1%	96.9%	- 0.2%	96.7%	96.7%	0.0%
Housing Affordability Index		94	97	+ 3.2%	100	100	0.0%
Inventory of Homes for Sale		2,009	1,945	- 3.2%	—	—	—
Months Supply of Inventory		4.4	4.2	- 4.5%	—	—	—

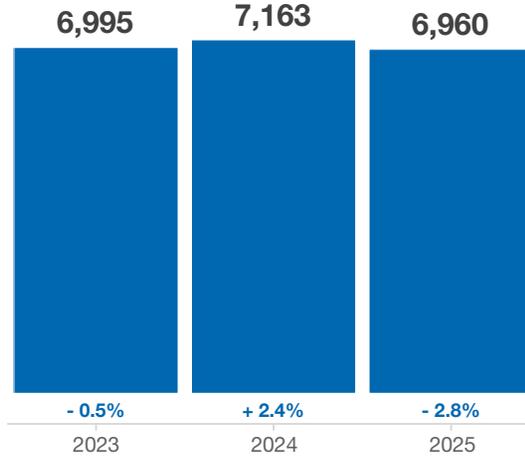
New Listings

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

November

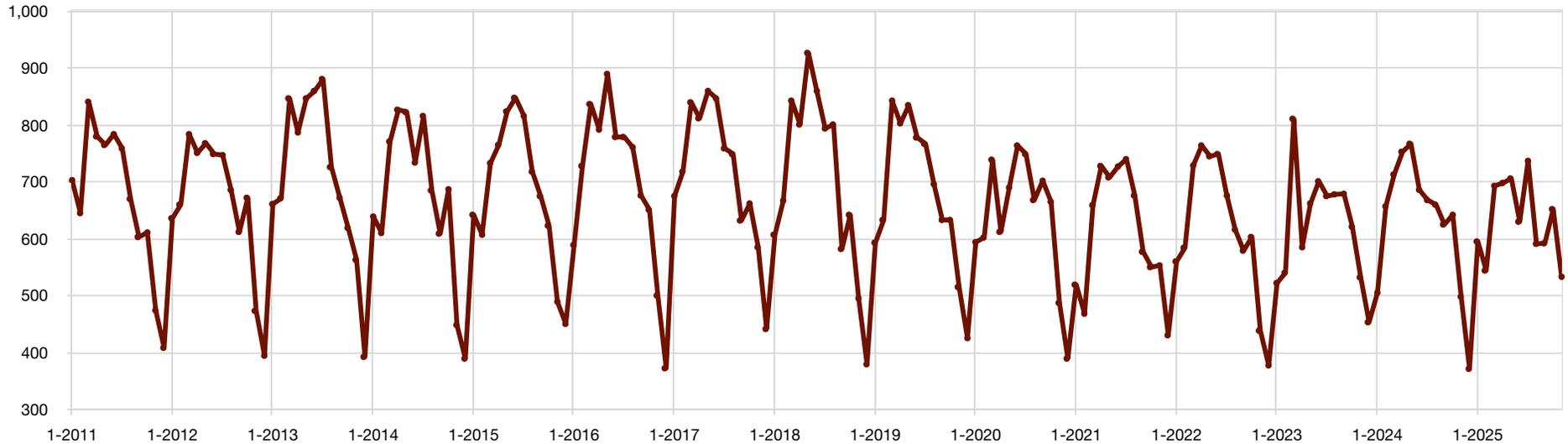


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Dec-2024	370	452	- 18.1%
Jan-2025	594	504	+ 17.9%
Feb-2025	543	656	- 17.2%
Mar-2025	692	712	- 2.8%
Apr-2025	697	752	- 7.3%
May-2025	705	766	- 8.0%
Jun-2025	629	685	- 8.2%
Jul-2025	736	667	+ 10.3%
Aug-2025	590	659	- 10.5%
Sep-2025	591	624	- 5.3%
Oct-2025	651	641	+ 1.6%
Nov-2025	532	497	+ 7.0%
12-Month Avg	611	635	- 3.8%

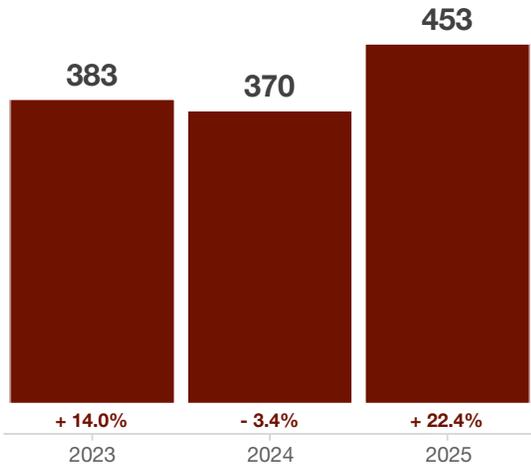
Historical New Listings by Month



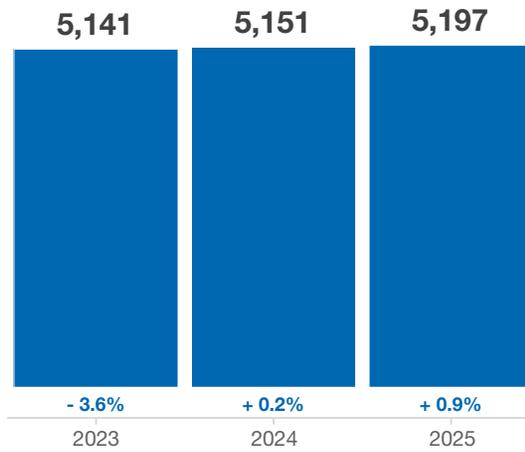
Pending Sales

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

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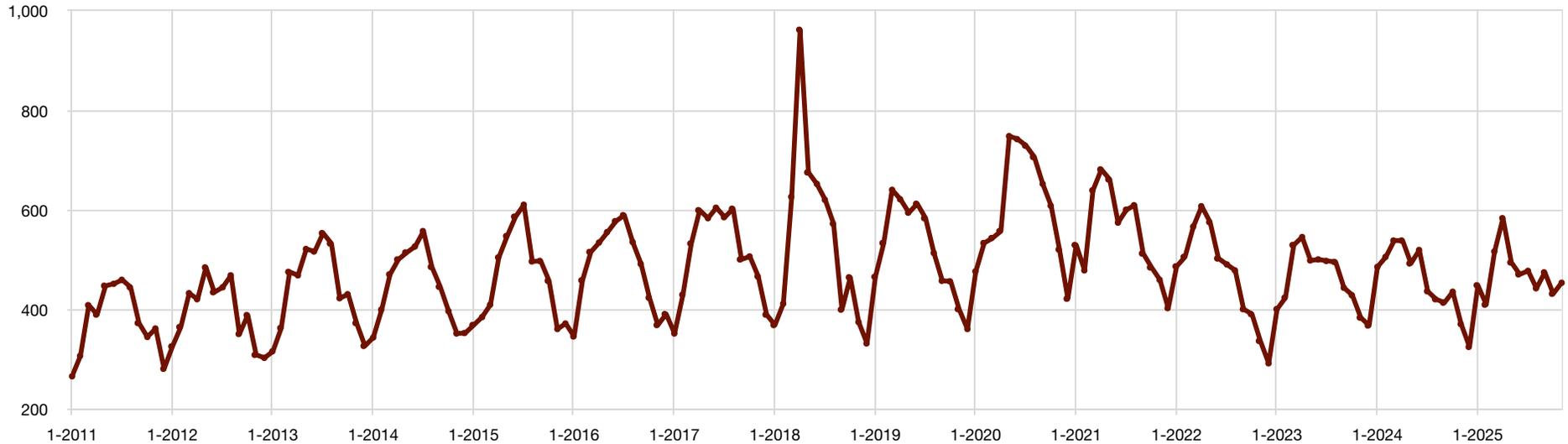


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Dec-2024	324	367	- 11.7%
Jan-2025	448	485	- 7.6%
Feb-2025	409	505	- 19.0%
Mar-2025	516	538	- 4.1%
Apr-2025	583	538	+ 8.4%
May-2025	494	492	+ 0.4%
Jun-2025	470	519	- 9.4%
Jul-2025	477	436	+ 9.4%
Aug-2025	442	420	+ 5.2%
Sep-2025	474	413	+ 14.8%
Oct-2025	431	435	- 0.9%
Nov-2025	453	370	+ 22.4%
12-Month Avg	460	460	0.0%

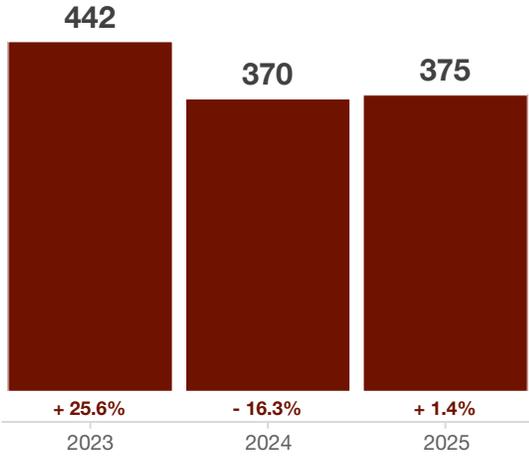
Historical Pending Sales by Month



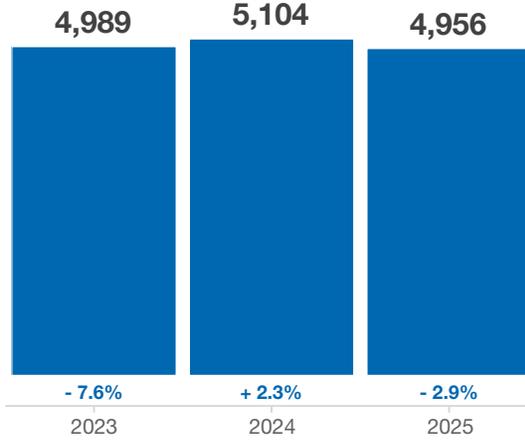
Closed Sales

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

November

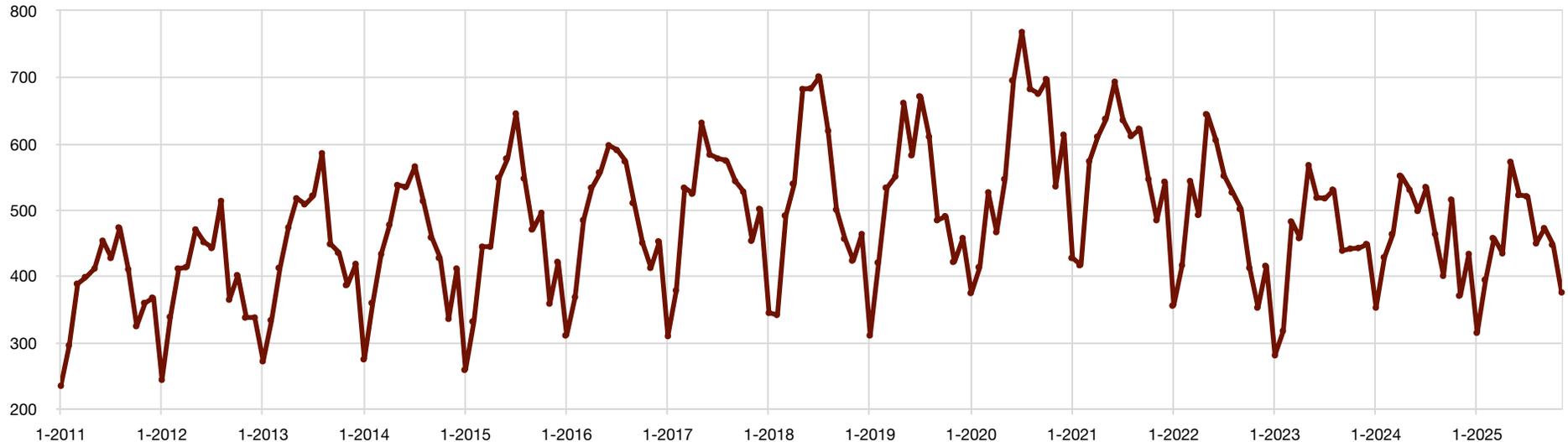


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Dec-2024	433	448 - 3.3%
Jan-2025	314	352 - 10.8%
Feb-2025	394	428 - 7.9%
Mar-2025	457	463 - 1.3%
Apr-2025	434	551 - 21.2%
May-2025	572	530 + 7.9%
Jun-2025	522	498 + 4.8%
Jul-2025	520	534 - 2.6%
Aug-2025	449	463 - 3.0%
Sep-2025	472	400 + 18.0%
Oct-2025	447	515 - 13.2%
Nov-2025	375	370 + 1.4%
12-Month Avg	449	463 - 3.0%

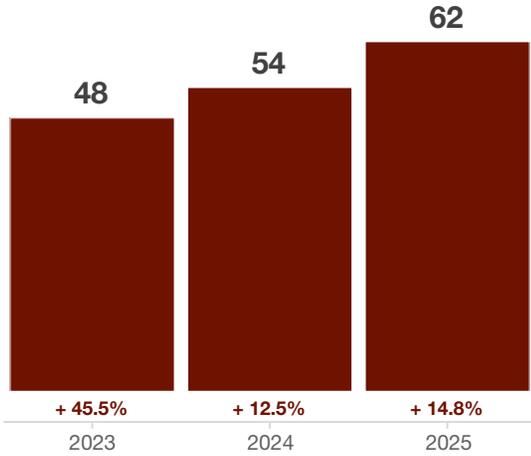
Historical Closed Sales by Month



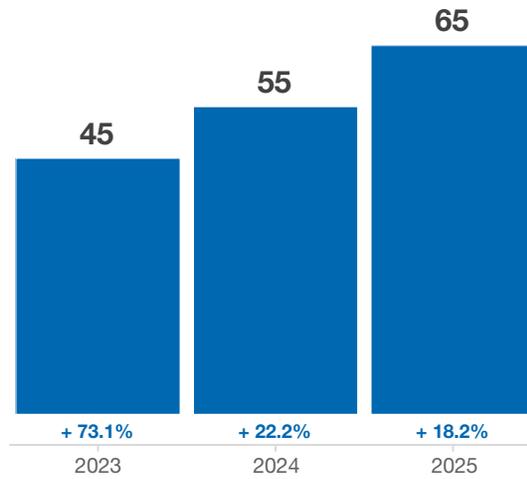
Days on Market Until Sale

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

November



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Dec-2024	61	53	+ 15.1%
Jan-2025	70	66	+ 6.1%
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	50	+ 20.0%
Sep-2025	67	56	+ 19.6%
Oct-2025	67	60	+ 11.7%
Nov-2025	62	54	+ 14.8%
12-Month Avg*	65	54	+ 19.0%

* Days on Market for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

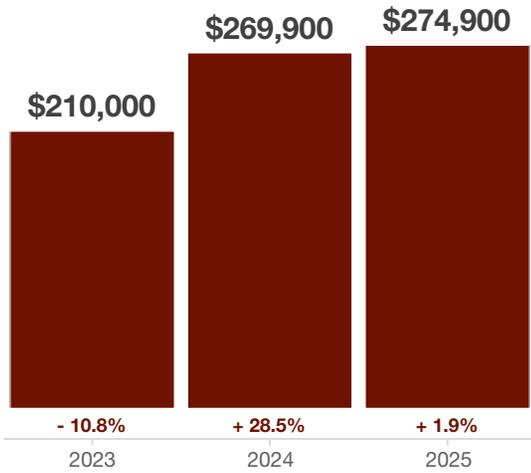
Historical Days on Market Until Sale by Month



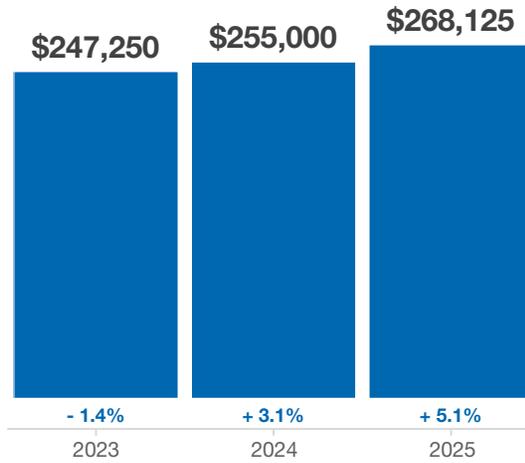
Median Sales Price

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

November



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$274,500	\$198,500	+ 38.3%
Jan-2025	\$240,000	\$220,000	+ 9.1%
Feb-2025	\$268,500	\$250,000	+ 7.4%
Mar-2025	\$259,900	\$244,950	+ 6.1%
Apr-2025	\$275,000	\$237,000	+ 16.0%
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	\$252,000	+ 4.8%
Sep-2025	\$270,000	\$268,150	+ 0.7%
Oct-2025	\$270,000	\$255,000	+ 5.9%
Nov-2025	\$274,900	\$269,900	+ 1.9%
12-Month Avg*	\$269,000	\$250,000	+ 7.6%

* Median Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

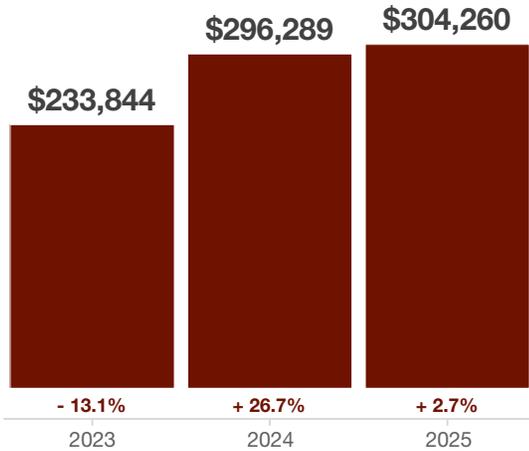
Historical Median Sales Price by Month



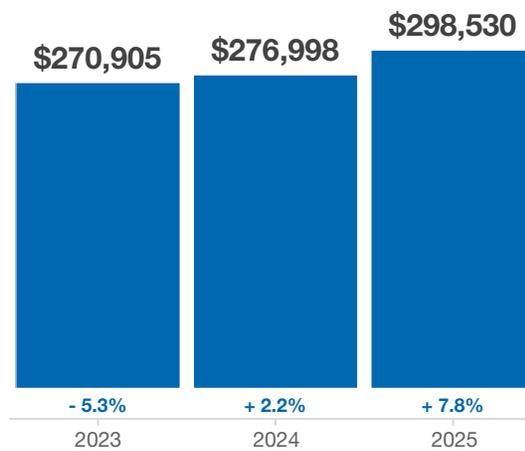
Average Sales Price

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

November



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$305,059	\$222,164	+ 37.3%
Jan-2025	\$262,182	\$244,355	+ 7.3%
Feb-2025	\$294,276	\$264,144	+ 11.4%
Mar-2025	\$281,287	\$266,109	+ 5.7%
Apr-2025	\$310,284	\$265,010	+ 17.1%
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	\$278,826	+ 9.7%
Sep-2025	\$299,621	\$294,459	+ 1.8%
Oct-2025	\$301,811	\$277,117	+ 8.9%
Nov-2025	\$304,260	\$296,289	+ 2.7%
12-Month Avg*	\$299,056	\$272,525	+ 9.7%

* Avg. Sales Price for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

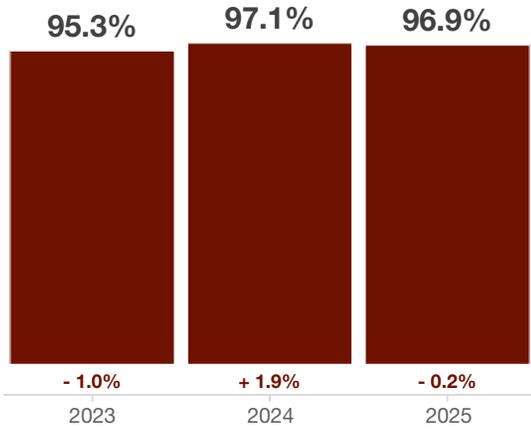
Historical Average Sales Price by Month



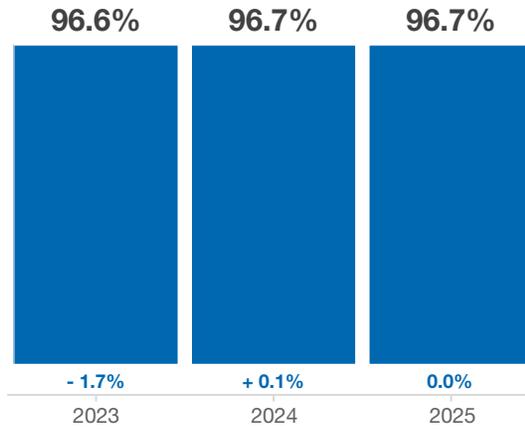
Percent of List Price Received

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.

November



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Dec-2024	96.8%	96.6%	+ 0.2%
Jan-2025	95.8%	96.2%	- 0.4%
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%
12-Month Avg*	96.7%	96.7%	+ 0.0%

* Pct. of List Price Received for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

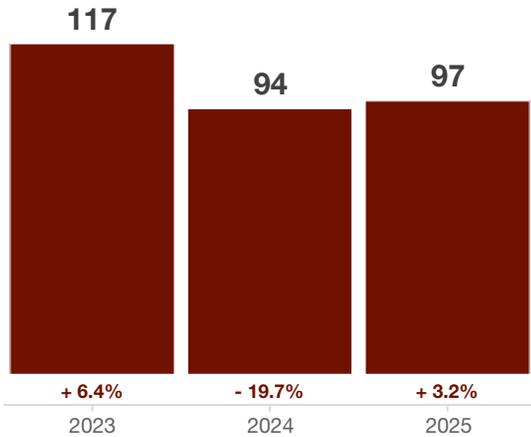
Historical Percent of List Price Received by Month



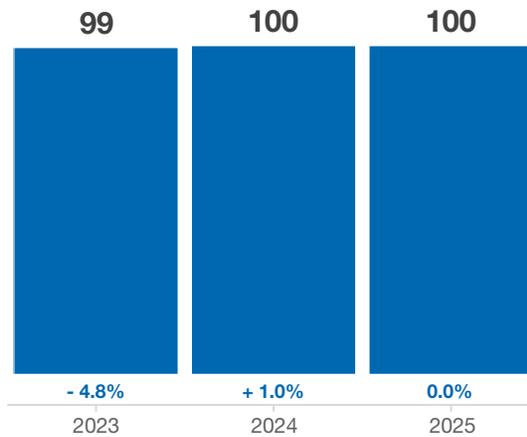
Housing Affordability Index

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.

November

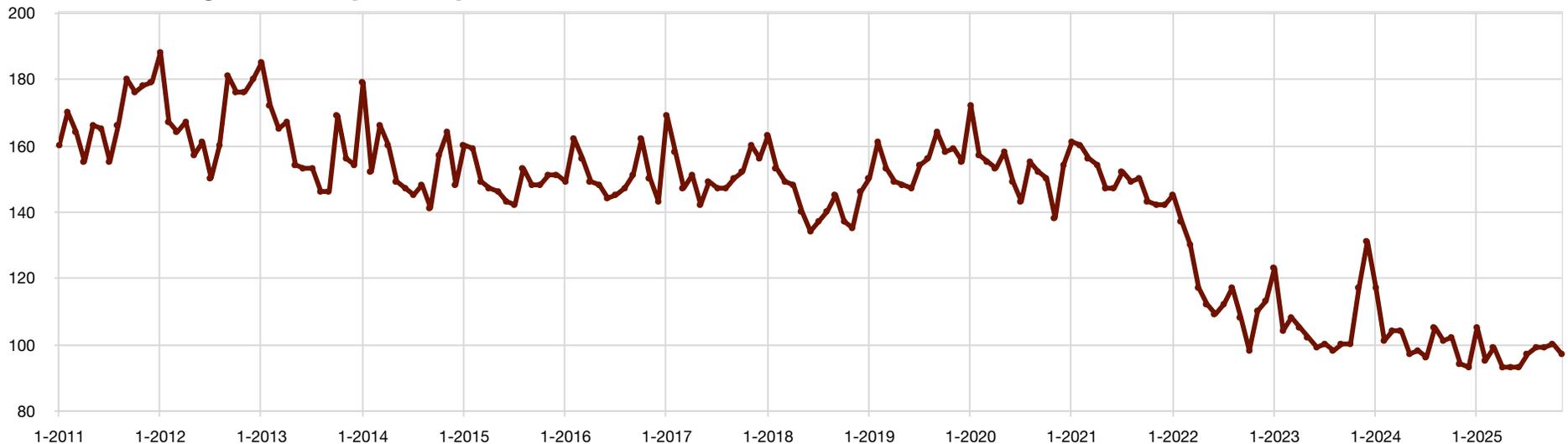


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Dec-2024	93	131	- 29.0%
Jan-2025	105	117	- 10.3%
Feb-2025	95	101	- 5.9%
Mar-2025	99	104	- 4.8%
Apr-2025	93	104	- 10.6%
May-2025	93	97	- 4.1%
Jun-2025	93	98	- 5.1%
Jul-2025	97	96	+ 1.0%
Aug-2025	99	105	- 5.7%
Sep-2025	99	101	- 2.0%
Oct-2025	100	102	- 2.0%
Nov-2025	97	94	+ 3.2%
12-Month Avg	97	104	- 6.7%

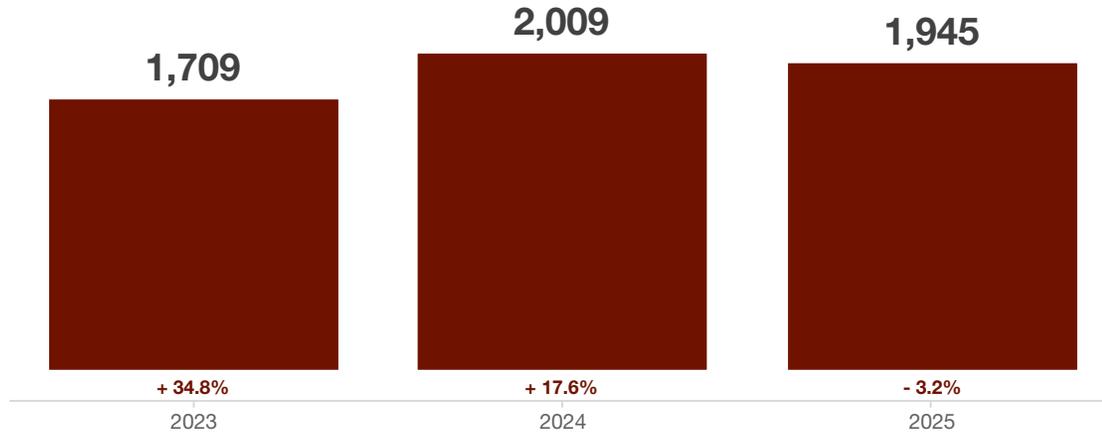
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

November



	Homes for Sale	Prior Year	Year-Over-Year Change
Dec-2024	1,883	1,625	+ 15.9%
Jan-2025	1,889	1,502	+ 25.8%
Feb-2025	1,901	1,547	+ 22.9%
Mar-2025	1,915	1,612	+ 18.8%
Apr-2025	1,881	1,654	+ 13.7%
May-2025	1,943	1,788	+ 8.7%
Jun-2025	1,950	1,811	+ 7.7%
Jul-2025	2,057	1,899	+ 8.3%
Aug-2025	2,054	1,924	+ 6.8%
Sep-2025	1,994	1,992	+ 0.1%
Oct-2025	2,025	2,031	- 0.3%
Nov-2025	1,945	2,009	- 3.2%
12-Month Avg	1,953	1,783	+ 9.5%

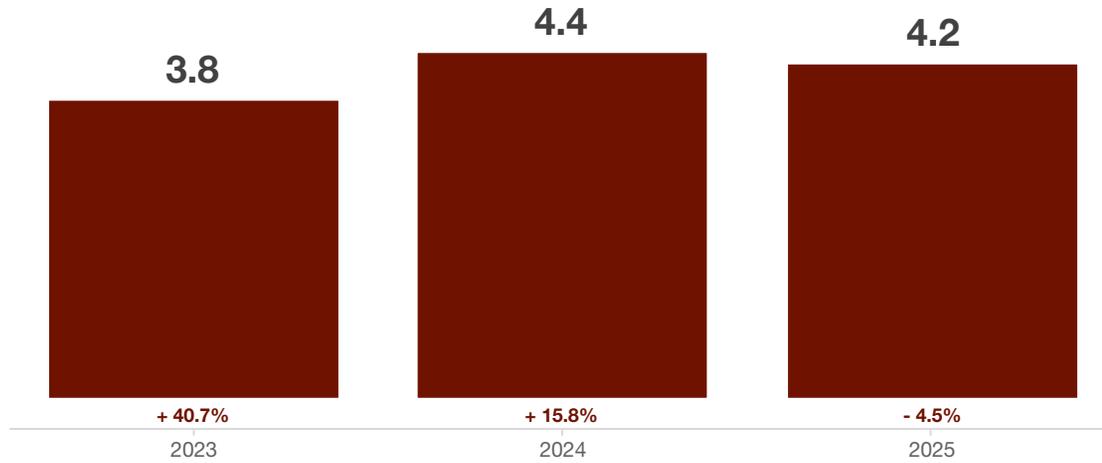
Historical Inventory of Homes for Sale by Month



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.

November



Months Supply	Prior Year	Year-Over-Year Change
Dec-2024	3.5	+ 17.1%
Jan-2025	3.2	+ 31.3%
Feb-2025	3.3	+ 30.3%
Mar-2025	3.4	+ 26.5%
Apr-2025	3.5	+ 20.0%
May-2025	3.8	+ 13.2%
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	- 4.5%
12-Month Avg*	3.8	+ 13.7%

* Months Supply for all properties from December 2024 through November 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

