

Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings in the Central Mississippi REALTORS® service area decreased 6.4 percent to 584. Pending Sales increased 21.3 percent to 501. Inventory decreased 3.2 percent to 1,927.

Median Sales Price increased 1.4 percent from \$268,150 to \$272,000. Days on Market increased 19.6 percent to 67. Months Supply of Inventory decreased 2.3 percent to 4.2.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Quick Facts

+ 17.0%

Change in
Closed Sales

+ 1.4%

Change in
Median Sales Price

- 3.2%

Change in
Homes for Sale

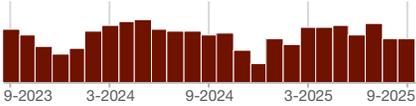
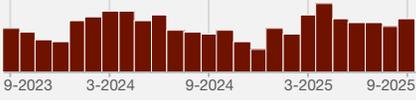
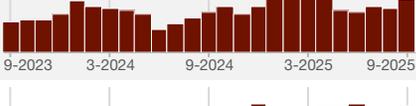
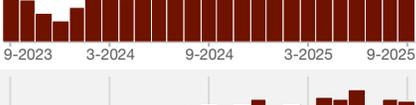
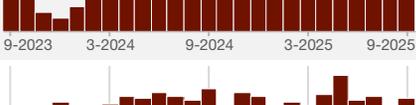
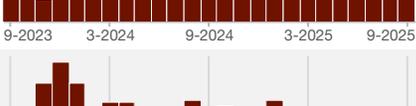
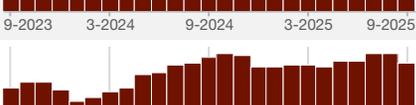
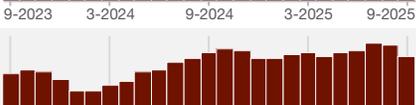
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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All Residential Properties

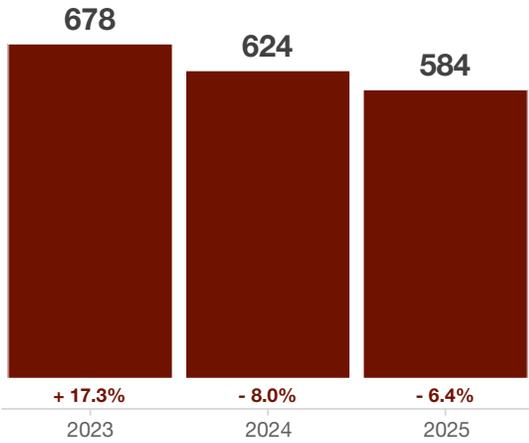
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		624	584	- 6.4%	6,023	5,764	- 4.3%
Pending Sales		413	501	+ 21.3%	4,346	4,360	+ 0.3%
Closed Sales		400	468	+ 17.0%	4,219	4,123	- 2.3%
Days on Market Until Sale		56	67	+ 19.6%	54	65	+ 20.4%
Median Sales Price		\$268,150	\$272,000	+ 1.4%	\$254,999	\$267,000	+ 4.7%
Average Sales Price		\$294,459	\$300,663	+ 2.1%	\$275,288	\$297,389	+ 8.0%
Percent of List Price Received		97.2%	96.8%	- 0.4%	96.7%	96.8%	+ 0.1%
Housing Affordability Index		101	98	- 3.0%	106	100	- 5.7%
Inventory of Homes for Sale		1,990	1,927	- 3.2%	—	—	—
Months Supply of Inventory		4.3	4.2	- 2.3%	—	—	—

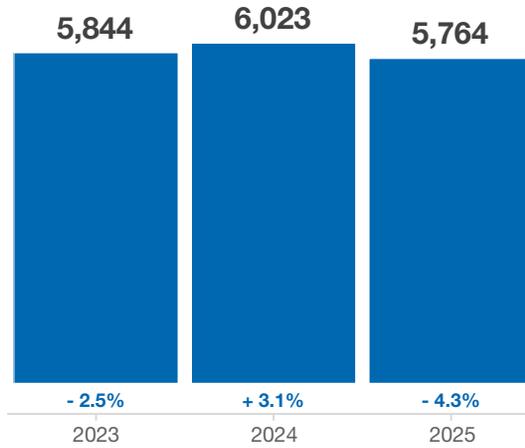
New Listings

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

September

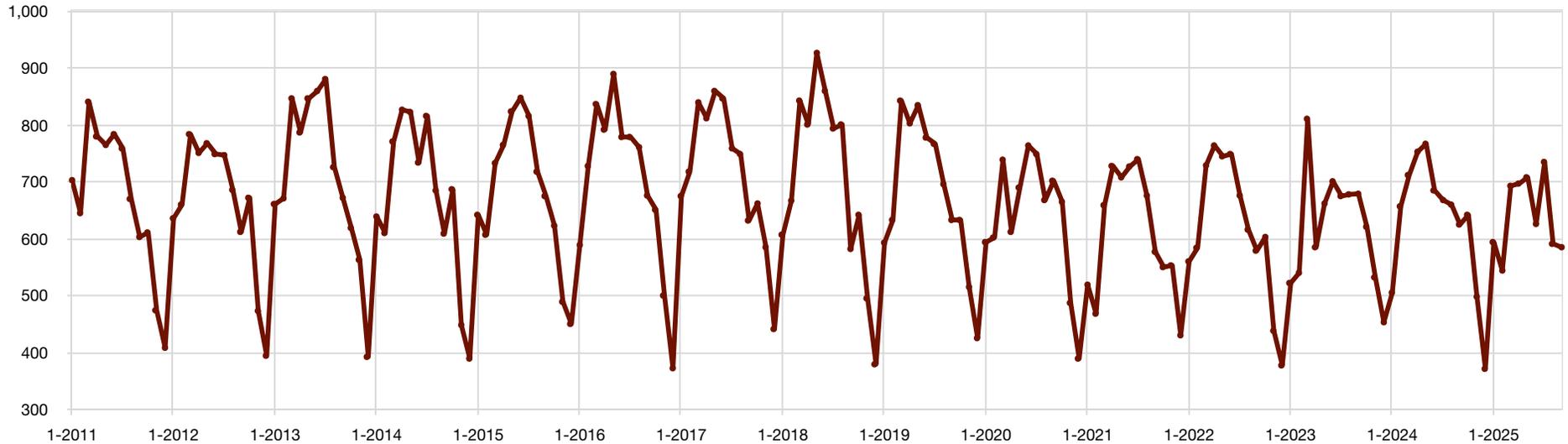


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Oct-2024	641	620	+ 3.4%
Nov-2024	497	531	- 6.4%
Dec-2024	370	452	- 18.1%
Jan-2025	593	504	+ 17.7%
Feb-2025	543	656	- 17.2%
Mar-2025	692	711	- 2.7%
Apr-2025	696	752	- 7.4%
May-2025	707	766	- 7.7%
Jun-2025	625	684	- 8.6%
Jul-2025	734	667	+ 10.0%
Aug-2025	590	659	- 10.5%
Sep-2025	584	624	- 6.4%
12-Month Avg	606	636	- 4.7%

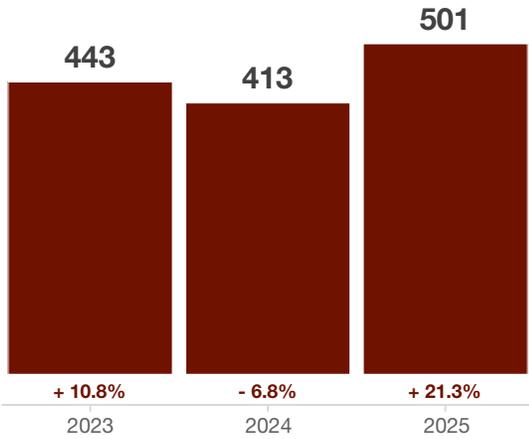
Historical New Listings by Month



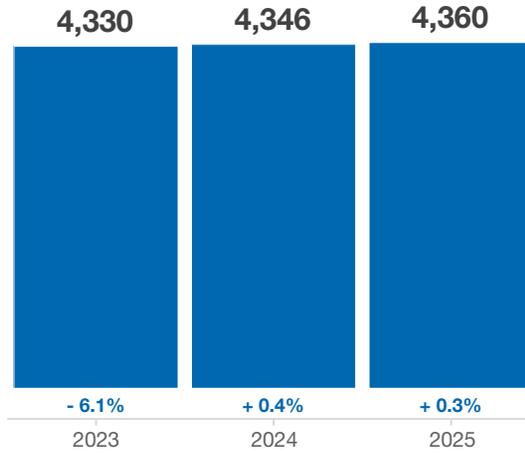
Pending Sales

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

September

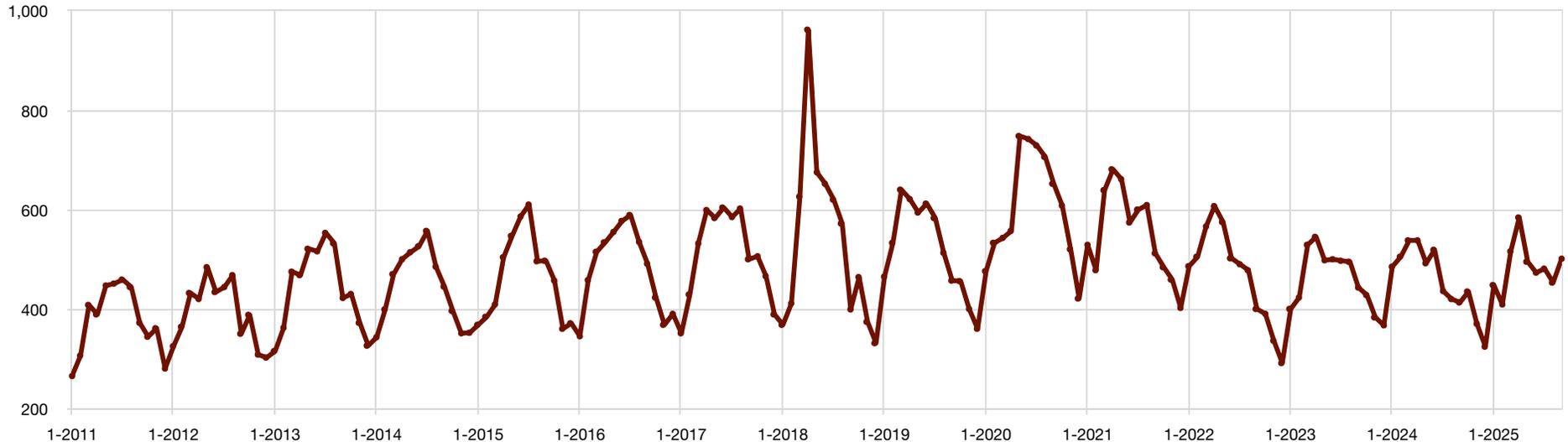


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Oct-2024	435	428 + 1.6%
Nov-2024	370	383 - 3.4%
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	584	538 + 8.6%
May-2025	495	492 + 0.6%
Jun-2025	473	519 - 8.9%
Jul-2025	481	436 + 10.3%
Aug-2025	453	420 + 7.9%
Sep-2025	501	413 + 21.3%
12-Month Avg	457	460 - 0.7%

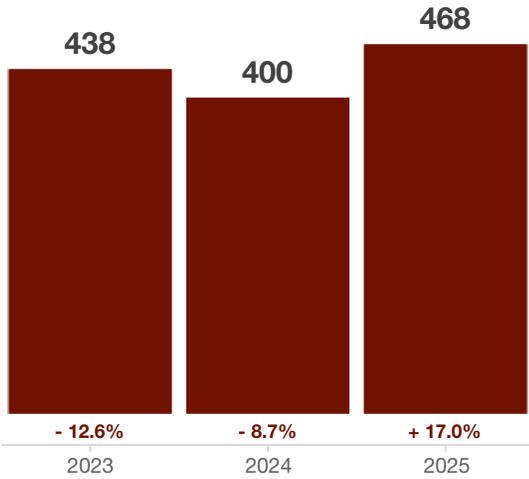
Historical Pending Sales by Month



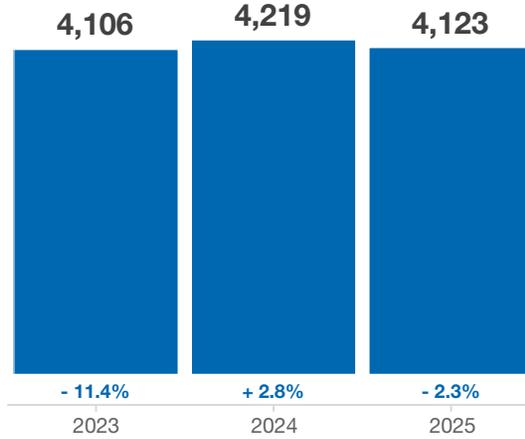
Closed Sales

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

September

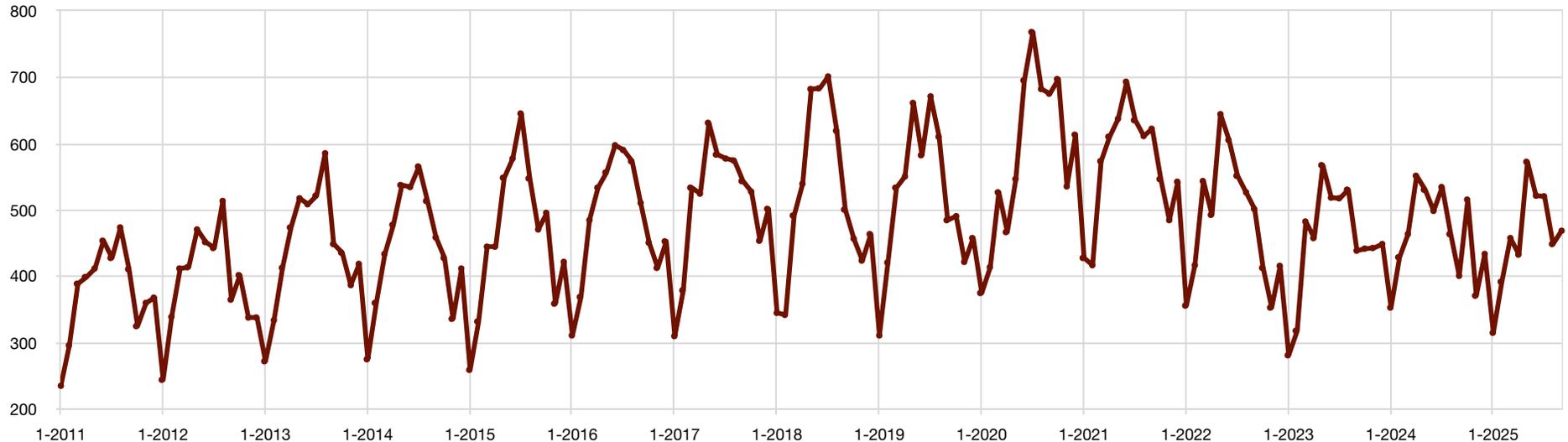


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Oct-2024	515	441	+ 16.8%
Nov-2024	370	442	- 16.3%
Dec-2024	433	448	- 3.3%
Jan-2025	314	352	- 10.8%
Feb-2025	391	428	- 8.6%
Mar-2025	457	463	- 1.3%
Apr-2025	432	551	- 21.6%
May-2025	572	530	+ 7.9%
Jun-2025	521	498	+ 4.6%
Jul-2025	520	534	- 2.6%
Aug-2025	448	463	- 3.2%
Sep-2025	468	400	+ 17.0%
12-Month Avg	453	463	- 2.2%

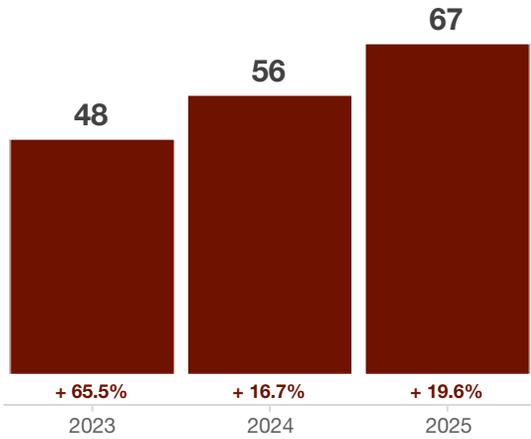
Historical Closed Sales by Month



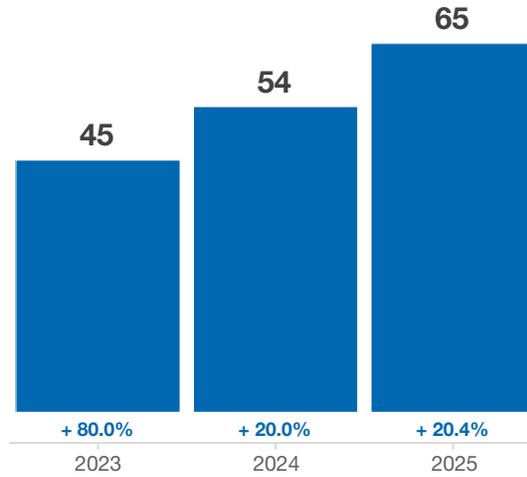
Days on Market Until Sale

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-2024	49	+22.4%
Nov-2024	48	+12.5%
Dec-2024	53	+15.1%
Jan-2025	66	+6.1%
Feb-2025	61	+16.4%
Mar-2025	59	+32.2%
Apr-2025	57	+28.1%
May-2025	54	+7.4%
Jun-2025	41	+34.1%
Jul-2025	45	+35.6%
Aug-2025	50	+20.0%
Sep-2025	56	+19.6%
12-Month Avg*	64	+20.1%

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

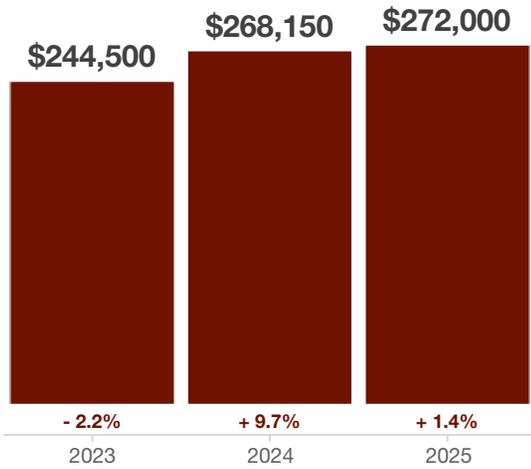
Historical Days on Market Until Sale by Month



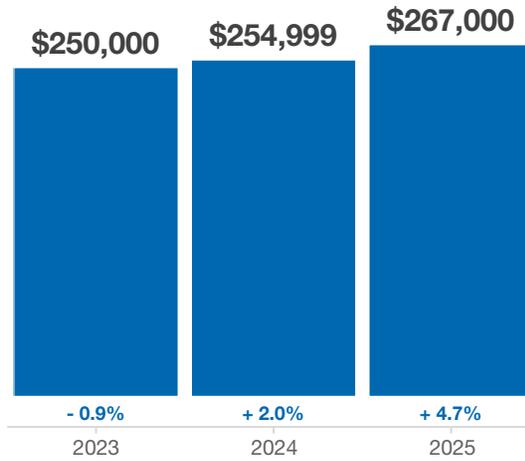
Median Sales Price

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

September



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Oct-2024	\$255,000	\$235,500	+ 8.3%
Nov-2024	\$269,900	\$210,000	+ 28.5%
Dec-2024	\$274,500	\$198,500	+ 38.3%
Jan-2025	\$240,000	\$220,000	+ 9.1%
Feb-2025	\$268,000	\$250,000	+ 7.2%
Mar-2025	\$259,900	\$244,950	+ 6.1%
Apr-2025	\$273,000	\$237,000	+ 15.2%
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	\$263,000	\$252,000	+ 4.4%
Sep-2025	\$272,000	\$268,150	+ 1.4%
12-Month Avg*	\$267,000	\$245,000	+ 9.0%

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

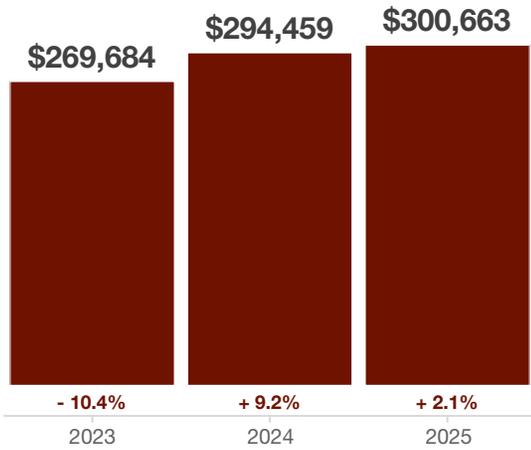
Historical Median Sales Price by Month



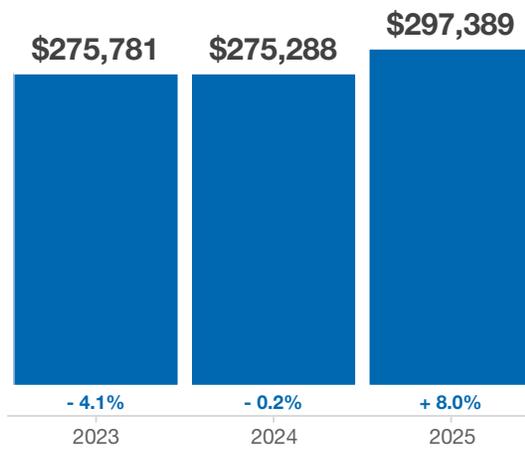
Average Sales Price

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

September



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Oct-2024	\$277,117	\$262,595	+ 5.5%
Nov-2024	\$296,289	\$233,844	+ 26.7%
Dec-2024	\$305,059	\$222,164	+ 37.3%
Jan-2025	\$262,182	\$244,355	+ 7.3%
Feb-2025	\$293,625	\$264,144	+ 11.2%
Mar-2025	\$281,287	\$266,109	+ 5.7%
Apr-2025	\$309,371	\$265,010	+ 16.7%
May-2025	\$305,629	\$284,112	+ 7.6%
Jun-2025	\$321,290	\$281,671	+ 14.1%
Jul-2025	\$284,136	\$290,989	- 2.4%
Aug-2025	\$304,054	\$278,826	+ 9.0%
Sep-2025	\$300,663	\$294,459	+ 2.1%
12-Month Avg*	\$296,168	\$266,684	+ 11.1%

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

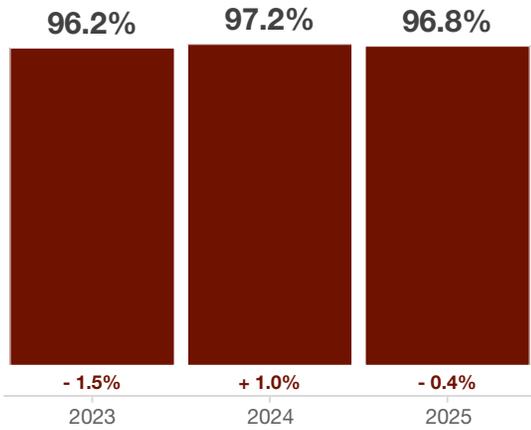
Historical Average Sales Price by Month



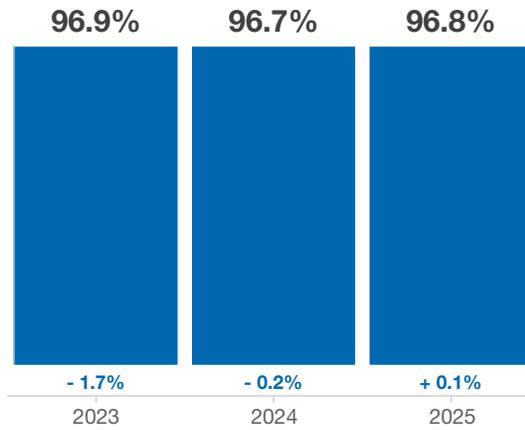
Percent of List Price Received

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.

September



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Oct-2024	96.2%	95.5%	+ 0.7%
Nov-2024	97.1%	95.3%	+ 1.9%
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	96.8%	97.2%	- 0.4%
12-Month Avg*	96.8%	96.5%	+ 0.3%

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

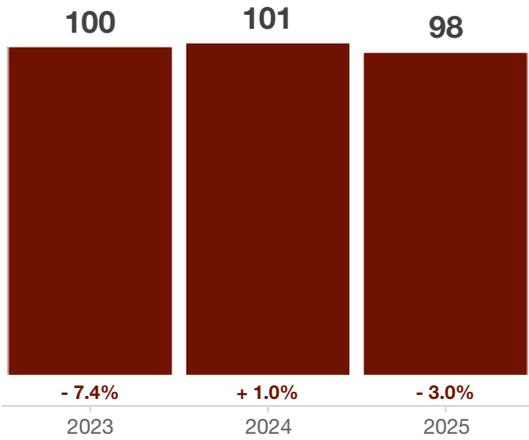
Historical Percent of List Price Received by Month



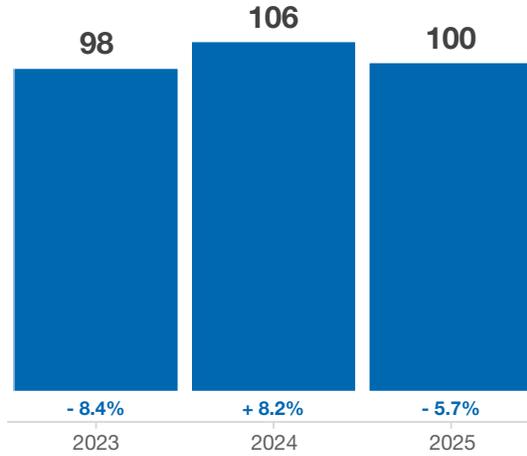
Housing Affordability Index

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.

September

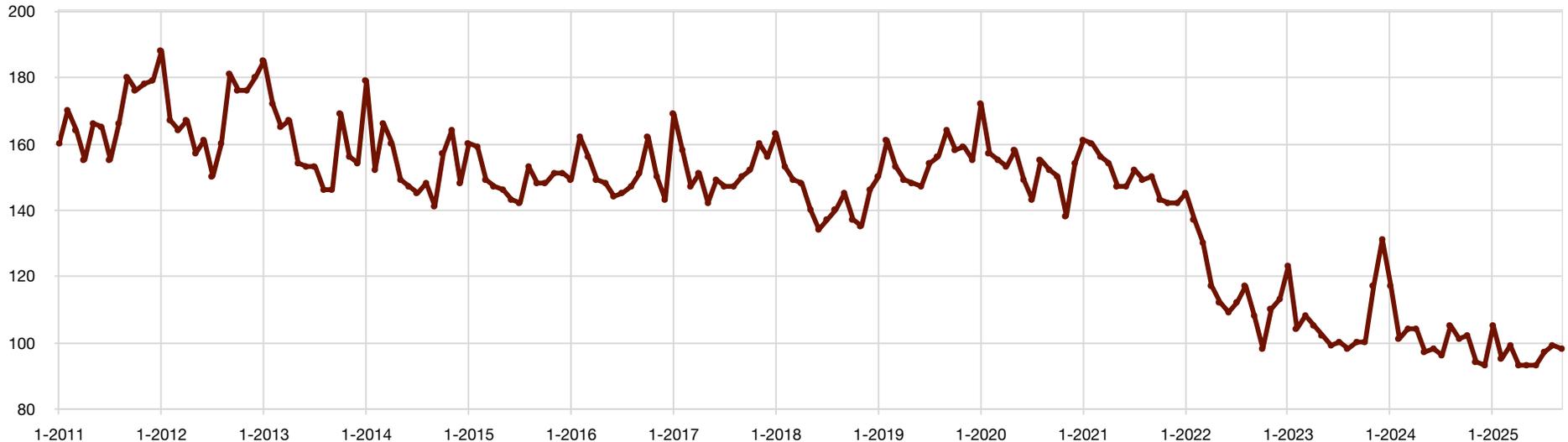


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Oct-2024	102	100	+ 2.0%
Nov-2024	94	117	- 19.7%
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	98	101	- 3.0%
12-Month Avg	97	106	- 8.5%

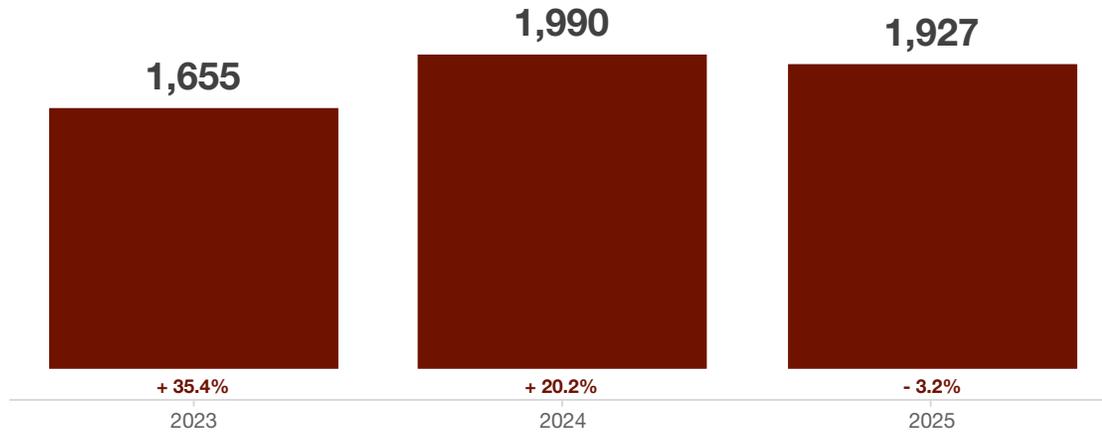
Historical Housing Affordability Index by Month



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-2024	2,029	1,716	+ 18.2%
Nov-2024	2,007	1,709	+ 17.4%
Dec-2024	1,881	1,625	+ 15.8%
Jan-2025	1,886	1,502	+ 25.6%
Feb-2025	1,898	1,547	+ 22.7%
Mar-2025	1,912	1,611	+ 18.7%
Apr-2025	1,876	1,653	+ 13.5%
May-2025	1,938	1,787	+ 8.4%
Jun-2025	1,939	1,809	+ 7.2%
Jul-2025	2,039	1,897	+ 7.5%
Aug-2025	2,024	1,922	+ 5.3%
Sep-2025	1,927	1,990	- 3.2%
12-Month Avg	1,946	1,731	+ 12.4%

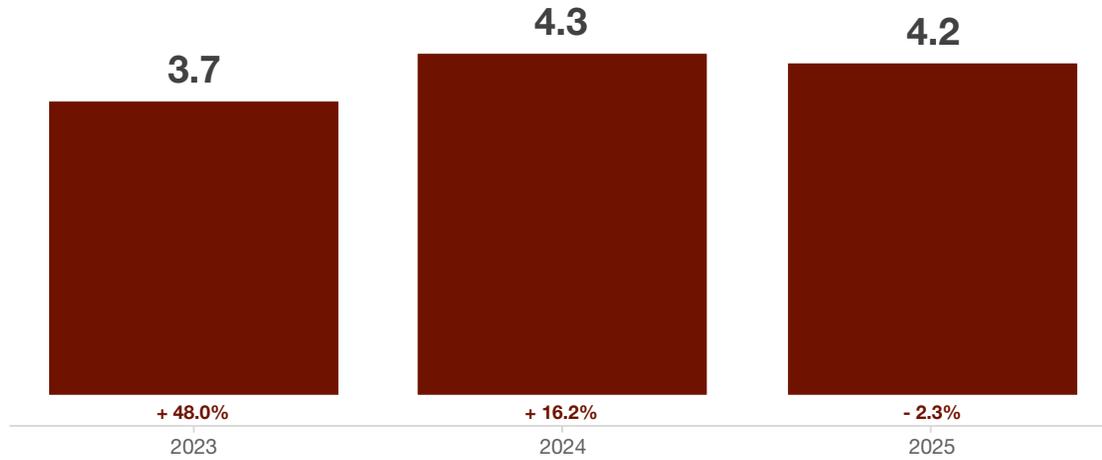
Historical Inventory of Homes for Sale by Month



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-2024	3.8	+ 15.8%
Nov-2024	3.8	+ 15.8%
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	+ 7.1%
Sep-2025	4.3	- 2.3%
12-Month Avg*	3.7	+ 16.0%

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

Historical Months Supply of Inventory by Month

