

# Monthly Indicators



## July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings in the Central Mississippi REALTORS® service area increased 10.2 percent to 735. Pending Sales increased 19.5 percent to 521. Inventory increased 4.5 percent to 1,984.

Median Sales Price were dead even with last year. Days on Market increased 37.8 percent to 62. Months Supply of Inventory increased 10.0 percent to 4.4.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

## Quick Facts

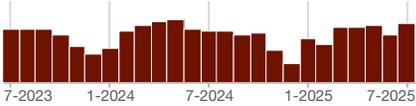
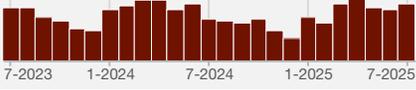
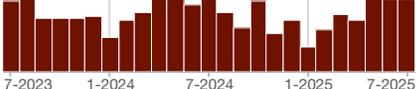
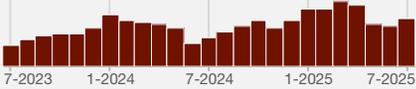
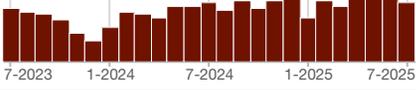
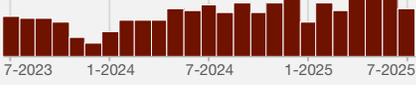
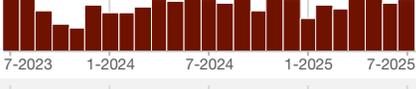
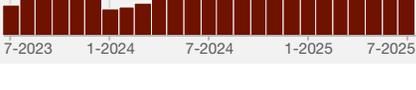
<b>- 2.6%</b>	<b>0.0%</b>	<b>+ 4.5%</b>
Change in <b>Closed Sales</b>	Change in <b>Median Sales Price</b>	Change in <b>Homes for Sale</b>

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

# All Residential Properties

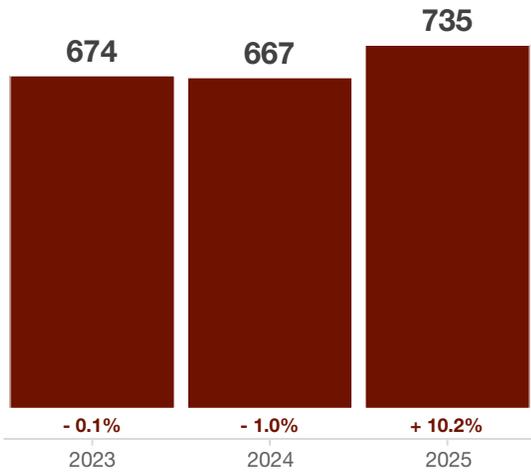
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		667	<b>735</b>	+ 10.2%	4,741	<b>4,602</b>	- 2.9%
<b>Pending Sales</b>		436	<b>521</b>	+ 19.5%	3,512	<b>3,466</b>	- 1.3%
<b>Closed Sales</b>		534	<b>520</b>	- 2.6%	3,355	<b>3,205</b>	- 4.5%
<b>Days on Market Until Sale</b>		45	<b>62</b>	+ 37.8%	54	<b>66</b>	+ 22.2%
<b>Median Sales Price</b>		\$265,000	<b>\$265,000</b>	0.0%	\$253,000	<b>\$267,000</b>	+ 5.5%
<b>Average Sales Price</b>		\$290,989	<b>\$283,924</b>	- 2.4%	\$272,508	<b>\$295,971</b>	+ 8.6%
<b>Percent of List Price Received</b>		96.8%	<b>96.9%</b>	+ 0.1%	96.6%	<b>96.8%</b>	+ 0.2%
<b>Housing Affordability Index</b>		96	<b>97</b>	+ 1.0%	101	<b>96</b>	- 5.0%
<b>Inventory of Homes for Sale</b>		1,899	<b>1,984</b>	+ 4.5%	—	—	—
<b>Months Supply of Inventory</b>		4.0	<b>4.4</b>	+ 10.0%	—	—	—

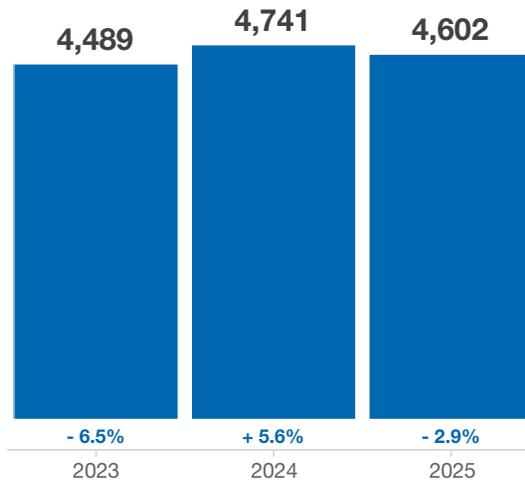
# New Listings

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

## July

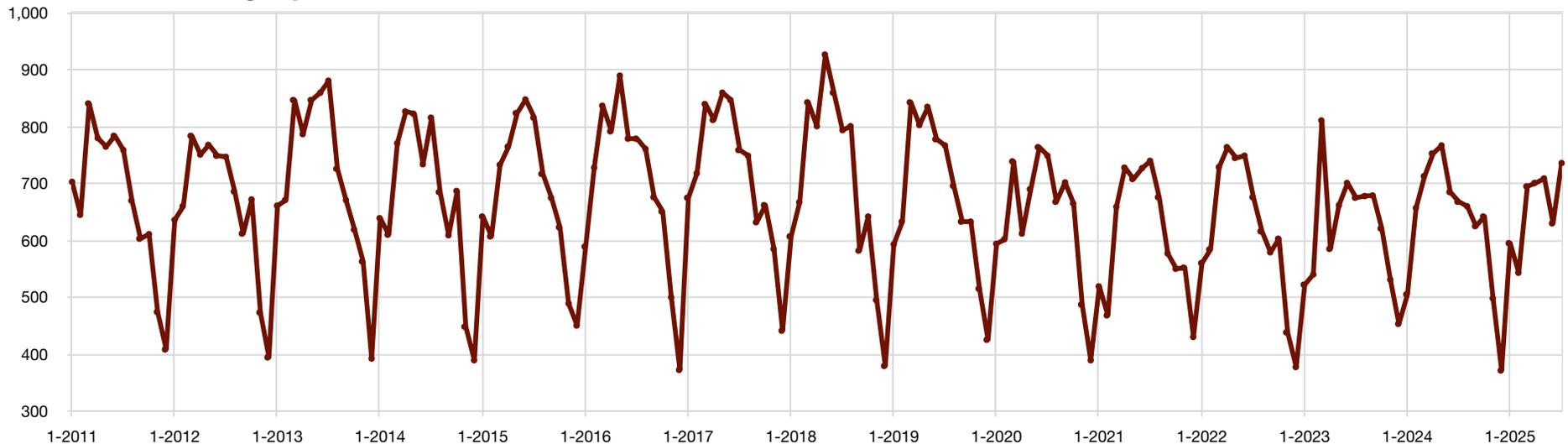


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Aug-2024	659	677	- 2.7%
Sep-2024	624	678	- 8.0%
Oct-2024	641	620	+ 3.4%
Nov-2024	497	530	- 6.2%
Dec-2024	370	452	- 18.1%
Jan-2025	594	504	+ 17.9%
Feb-2025	542	656	- 17.4%
Mar-2025	694	712	- 2.5%
Apr-2025	700	752	- 6.9%
May-2025	708	766	- 7.6%
Jun-2025	629	684	- 8.0%
<b>Jul-2025</b>	<b>735</b>	<b>667</b>	<b>+ 10.2%</b>
12-Month Avg	616	642	- 4.0%

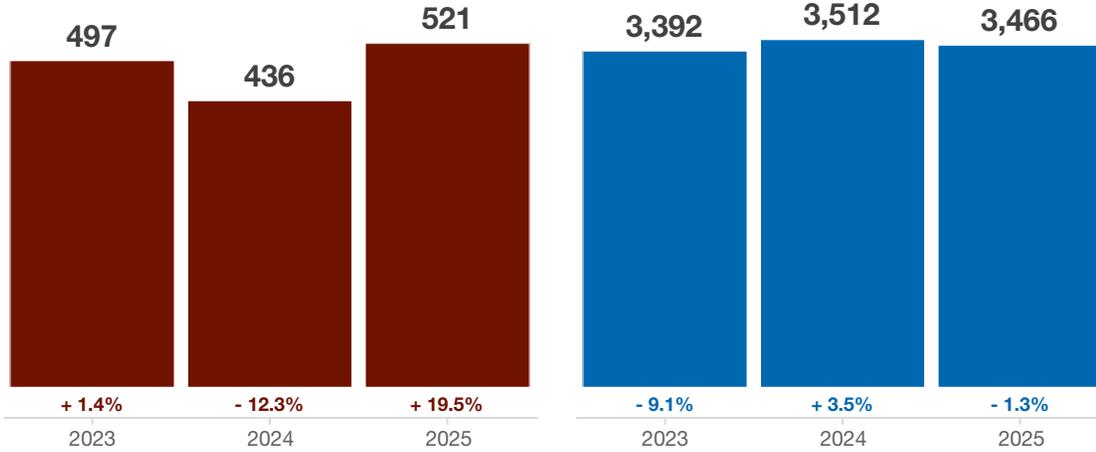
## Historical New Listings by Month



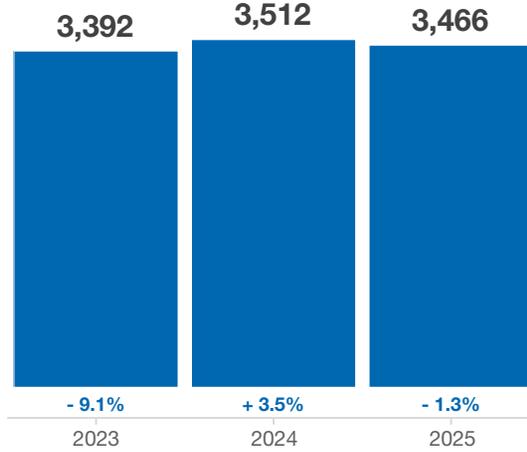
# Pending Sales

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

## July

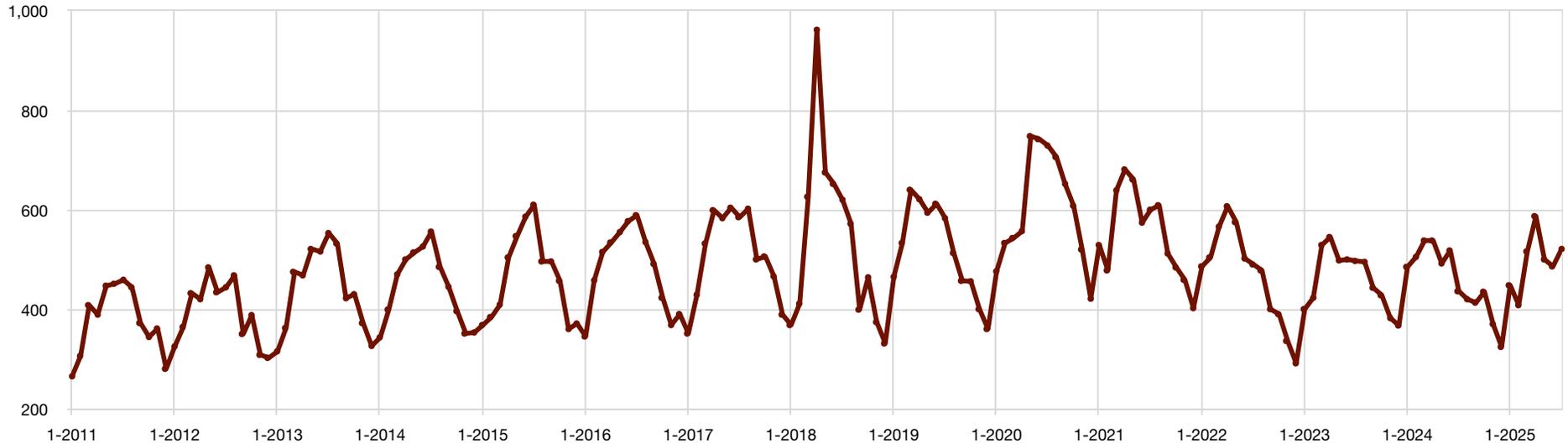


## Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Aug-2024	420	495 - 15.2%
Sep-2024	413	443 - 6.8%
Oct-2024	435	428 + 1.6%
Nov-2024	370	382 - 3.1%
Dec-2024	324	367 - 11.7%
Jan-2025	448	485 - 7.6%
Feb-2025	408	505 - 19.2%
Mar-2025	516	538 - 4.1%
Apr-2025	587	538 + 9.1%
May-2025	500	492 + 1.6%
Jun-2025	486	518 - 6.2%
<b>Jul-2025</b>	<b>521</b>	<b>436 + 19.5%</b>
12-Month Avg	452	469 - 3.6%

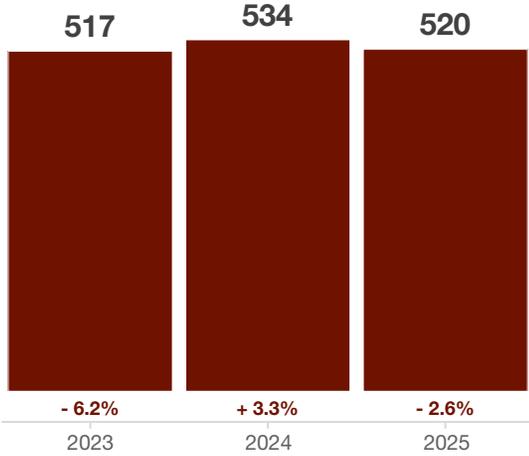
## Historical Pending Sales by Month



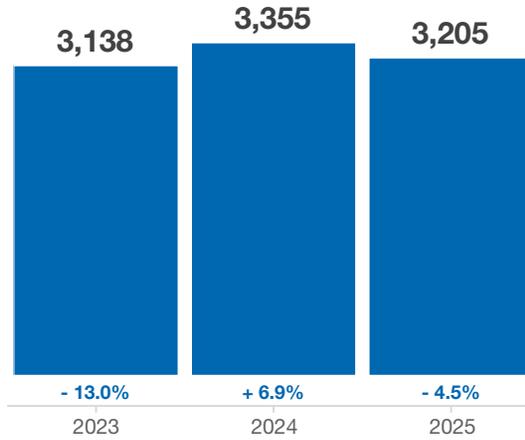
# Closed Sales

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

## July

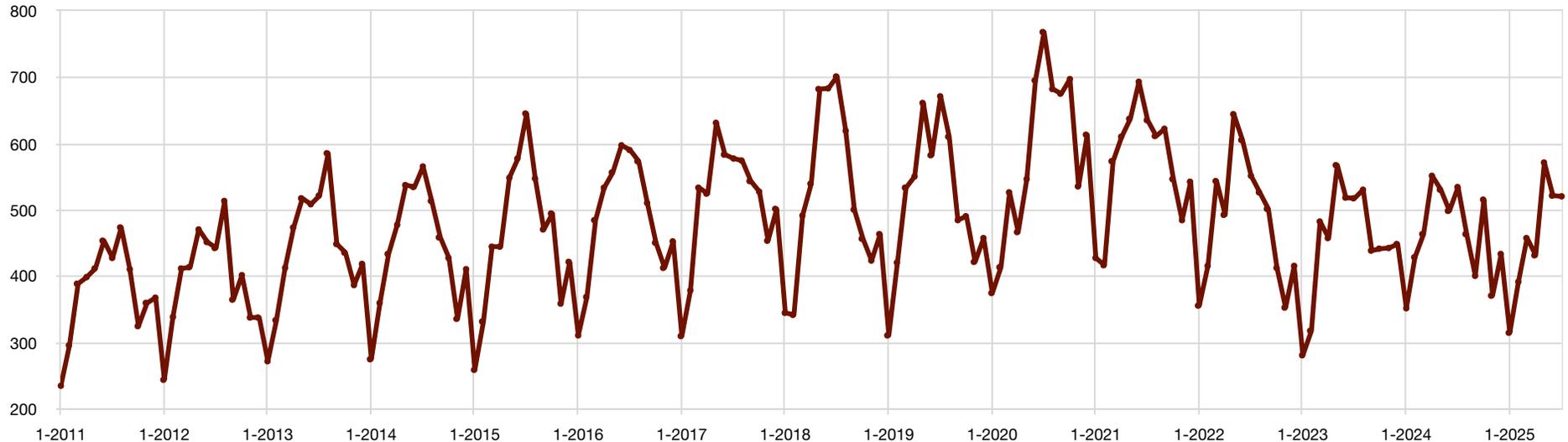


## Year to Date



Closed Sales	Prior Year	Year-Over-Year Change	
Aug-2024	463	530	- 12.6%
Sep-2024	400	438	- 8.7%
Oct-2024	515	441	+ 16.8%
Nov-2024	370	442	- 16.3%
Dec-2024	433	448	- 3.3%
Jan-2025	314	351	- 10.5%
Feb-2025	391	428	- 8.6%
Mar-2025	457	463	- 1.3%
Apr-2025	431	551	- 21.8%
May-2025	571	530	+ 7.7%
Jun-2025	521	498	+ 4.6%
<b>Jul-2025</b>	<b>520</b>	<b>534</b>	<b>- 2.6%</b>
12-Month Avg	449	471	- 4.7%

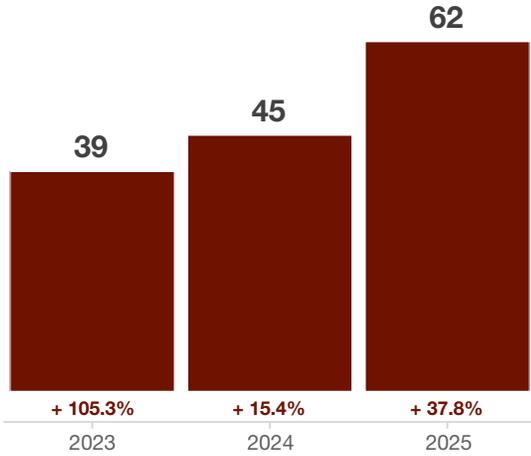
## Historical Closed Sales by Month



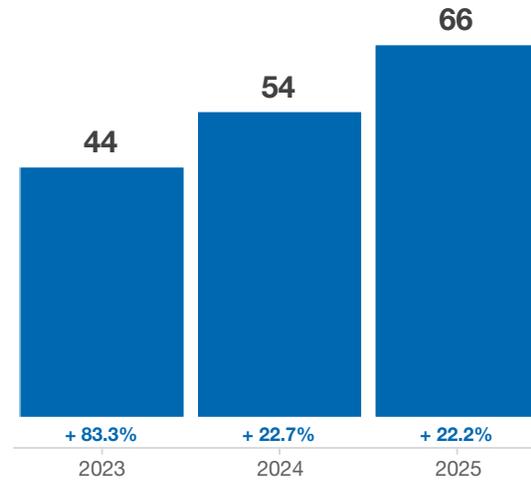
# Days on Market Until Sale

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

## July



## Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Aug-2024	50	44	+ 13.6%
Sep-2024	56	48	+ 16.7%
Oct-2024	60	49	+ 22.4%
Nov-2024	54	48	+ 12.5%
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	74	57	+ 29.8%
May-2025	58	54	+ 7.4%
Jun-2025	55	41	+ 34.1%
<b>Jul-2025</b>	<b>62</b>	<b>45</b>	<b>+ 37.8%</b>
12-Month Avg*	62	52	+ 20.0%

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

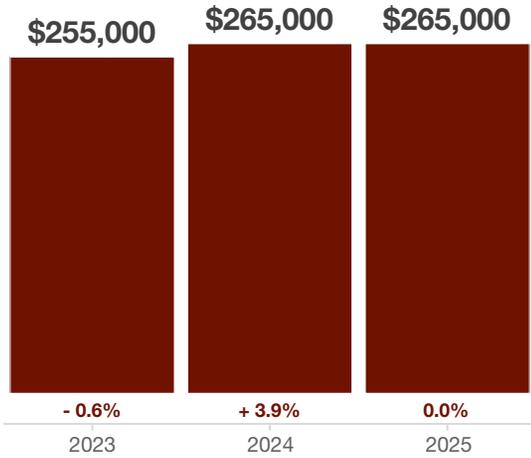
## Historical Days on Market Until Sale by Month



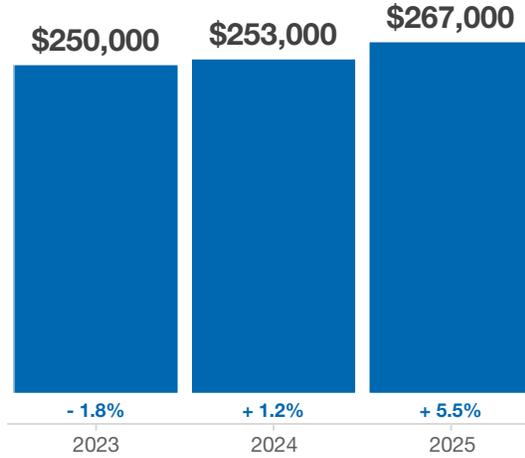
# Median Sales Price

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

## July



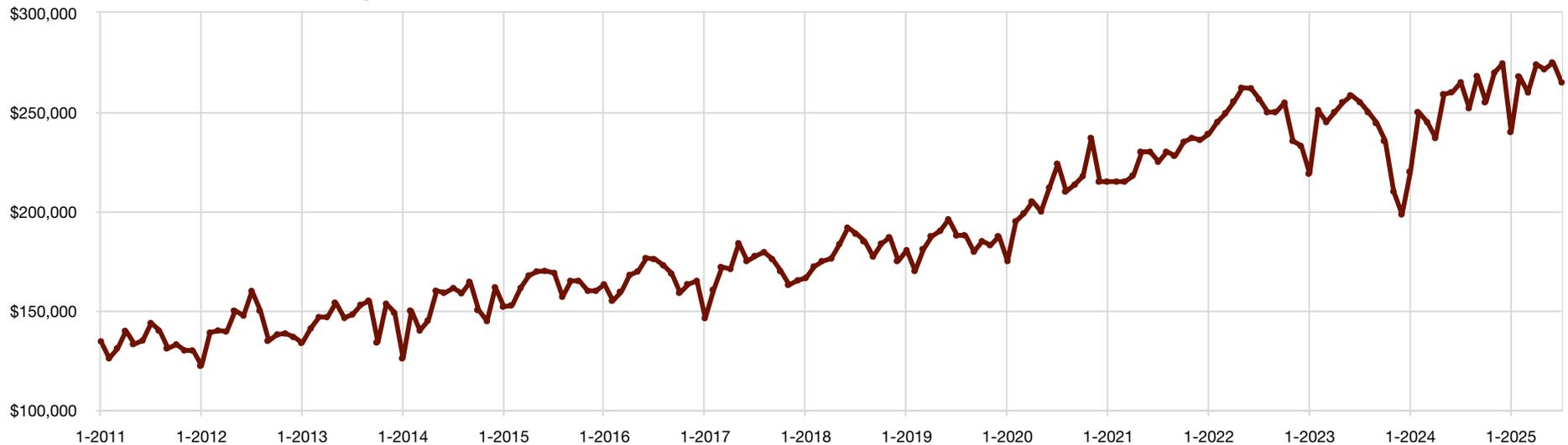
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Aug-2024	\$252,000	\$250,000	+ 0.8%
Sep-2024	\$268,150	\$244,500	+ 9.7%
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	\$274,000	\$237,000	+ 15.6%
May-2025	\$271,590	\$259,000	+ 4.9%
Jun-2025	\$275,000	\$260,000	+ 5.8%
<b>Jul-2025</b>	<b>\$265,000</b>	<b>\$265,000</b>	<b>0.0%</b>
12-Month Avg*	\$265,000	\$243,000	+ 9.1%

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

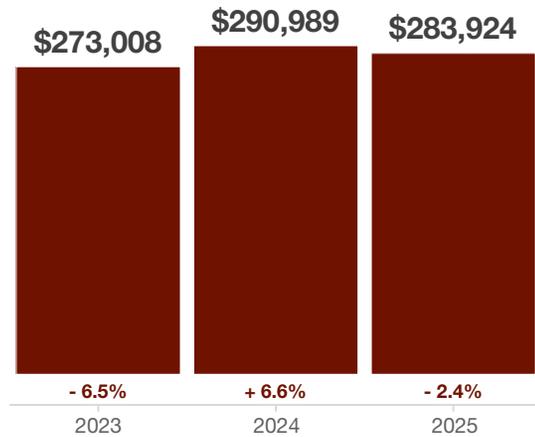
## Historical Median Sales Price by Month



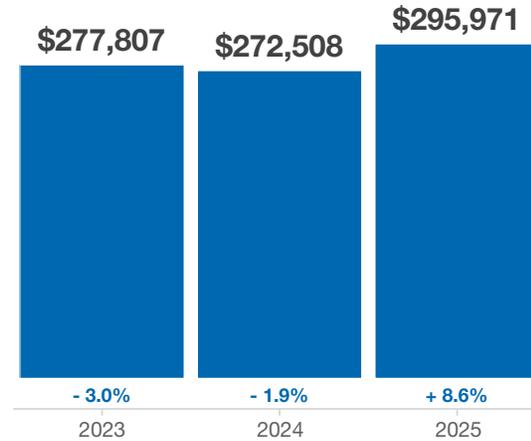
# Average Sales Price

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

## July



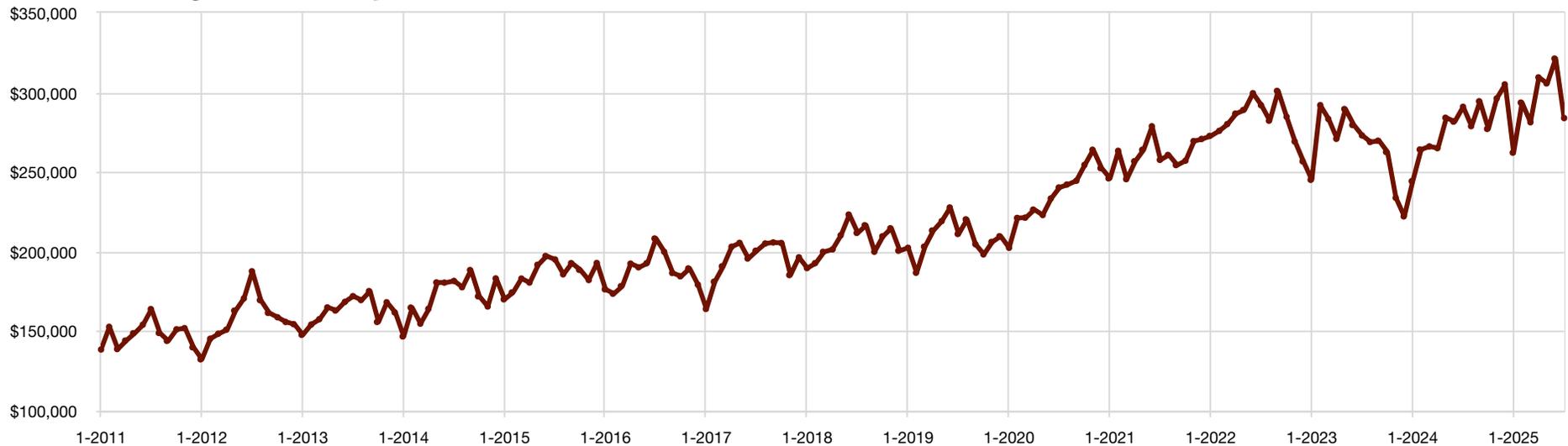
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Aug-2024	\$278,826	\$268,867	+ 3.7%
Sep-2024	\$294,459	\$269,684	+ 9.2%
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	\$244,270	+ 7.3%
Feb-2025	\$293,625	\$264,144	+ 11.2%
Mar-2025	\$281,287	\$266,109	+ 5.7%
Apr-2025	\$309,493	\$265,010	+ 16.8%
May-2025	\$305,699	\$284,112	+ 7.6%
Jun-2025	\$321,290	\$281,671	+ 14.1%
<b>Jul-2025</b>	<b>\$283,924</b>	<b>\$290,989</b>	<b>- 2.4%</b>
12-Month Avg*	\$293,478	\$264,159	+ 11.1%

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

## Historical Average Sales Price by Month

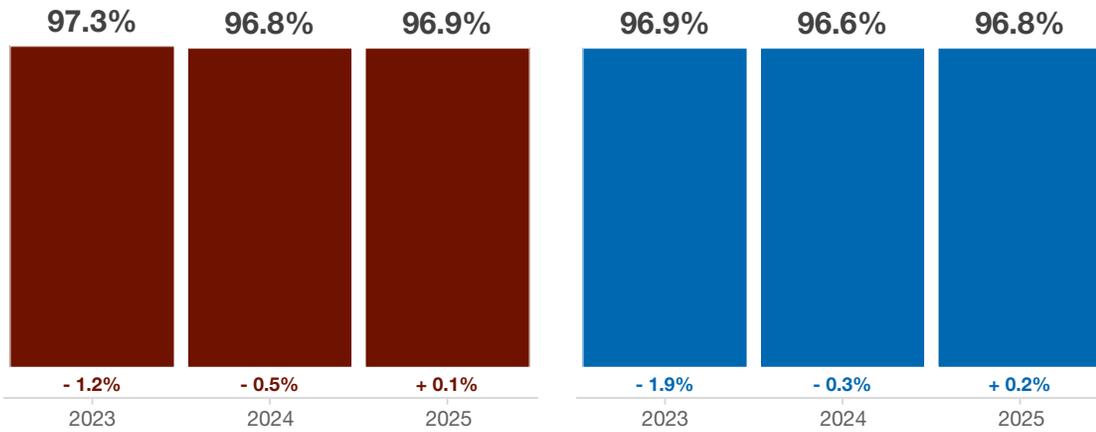


# Percent of List Price Received

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.

## July

## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Aug-2024	96.7%	97.3%	- 0.6%
Sep-2024	97.2%	96.2%	+ 1.0%
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%
<b>Jul-2025</b>	<b>96.9%</b>	<b>96.8%</b>	<b>+ 0.1%</b>
12-Month Avg*	96.8%	96.5%	+ 0.4%

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

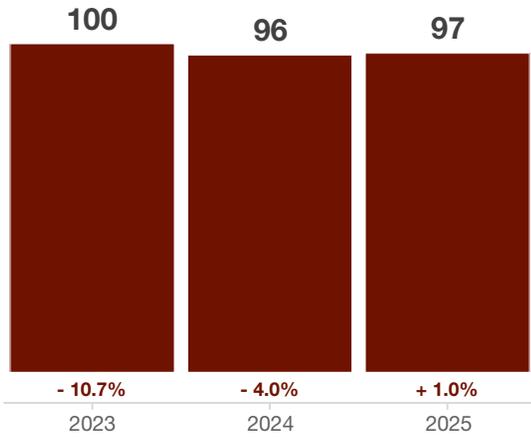
## Historical Percent of List Price Received by Month



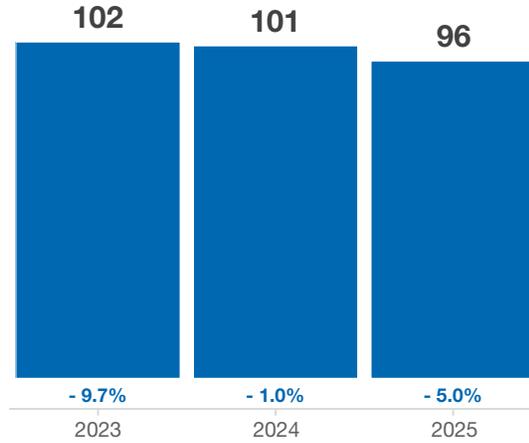
# Housing Affordability Index

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.

## July



## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Aug-2024	105	98	+ 7.1%
Sep-2024	101	100	+ 1.0%
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%
<b>Jul-2025</b>	<b>97</b>	<b>96</b>	<b>+ 1.0%</b>
12-Month Avg	98	105	- 6.7%

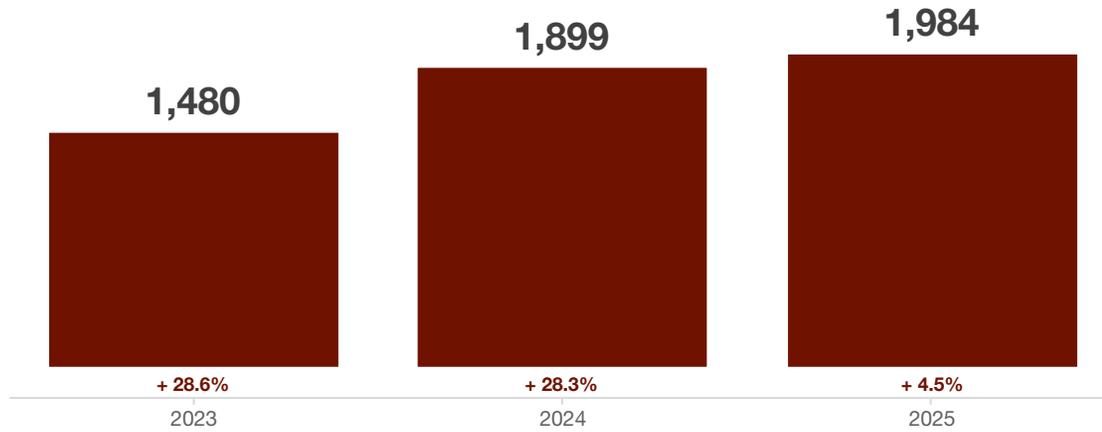
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

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

## July



Homes for Sale	Prior Year	Year-Over-Year Change
Aug-2024	1,924	+ 24.8%
Sep-2024	1,992	+ 20.4%
Oct-2024	2,031	+ 18.4%
Nov-2024	2,009	+ 17.6%
Dec-2024	1,883	+ 15.9%
Jan-2025	1,889	+ 25.8%
Feb-2025	1,901	+ 22.9%
Mar-2025	1,915	+ 18.8%
Apr-2025	1,879	+ 13.6%
May-2025	1,936	+ 8.3%
Jun-2025	1,927	+ 6.4%
<b>Jul-2025</b>	<b>1,984</b>	<b>+ 4.5%</b>
12-Month Avg	1,939	+ 16.0%

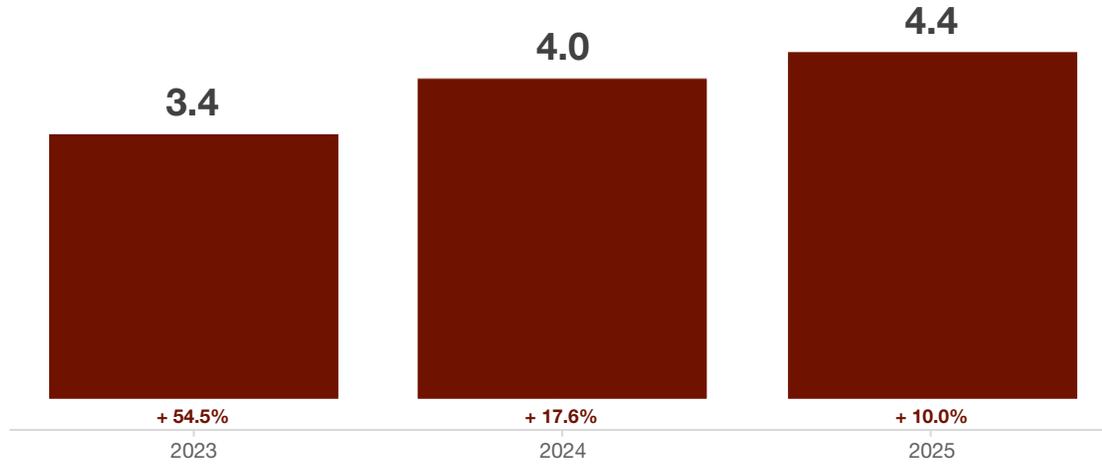
## Historical Inventory of Homes for Sale by Month



# 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.

## July



Months Supply	Prior Year	Year-Over-Year Change
Aug-2024	3.5	+ 20.0%
Sep-2024	3.7	+ 16.2%
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	+ 13.2%
<b>Jul-2025</b>	<b>4.0</b>	<b>+ 10.0%</b>
12-Month Avg*	3.6	+ 18.4%

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

## Historical Months Supply of Inventory by Month

