

Monthly Indicators



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings in the Central Mississippi REALTORS® service area decreased 16.5 percent to 540. Pending Sales decreased 10.0 percent to 450. Inventory increased 17.3 percent to 1,786.

Median Sales Price increased 6.6 percent from \$250,000 to \$266,500. Days on Market increased 14.5 percent to 71. Months Supply of Inventory increased 25.0 percent to 4.0.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

- 9.9%

Change in
Closed Sales

+ 6.6%

Change in
Median Sales Price

+ 17.3%

Change in
Homes for Sale

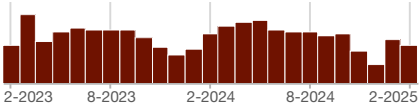
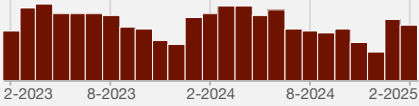
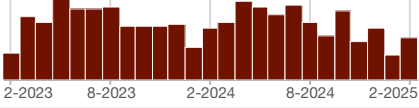
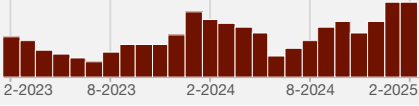
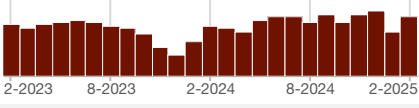
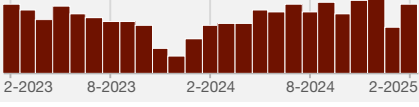


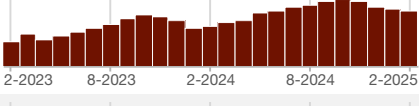
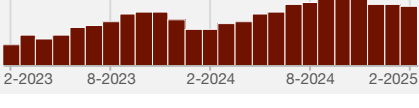
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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All Residential Properties

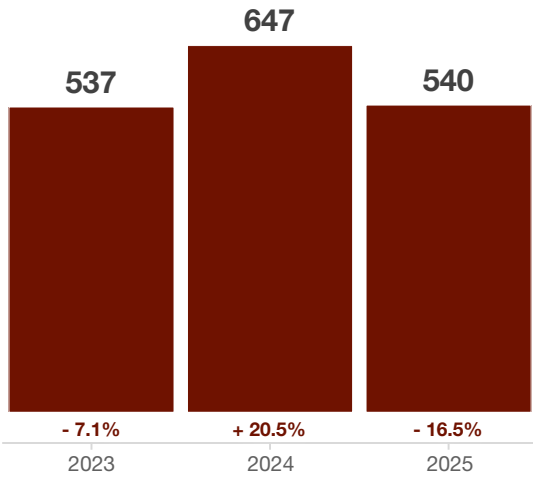
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		647	540	- 16.5%	1,145	1,129	- 1.4%
Pending Sales		500	450	- 10.0%	983	919	- 6.5%
Closed Sales		426	384	- 9.9%	773	694	- 10.2%
Days on Market Until Sale		62	71	+ 14.5%	64	71	+ 10.9%
Median Sales Price		\$250,000	\$266,500	+ 6.6%	\$239,950	\$256,500	+ 6.9%
Average Sales Price		\$264,629	\$293,162	+ 10.8%	\$256,109	\$279,337	+ 9.1%
Percent of List Price Received		96.1%	96.5%	+ 0.4%	96.2%	96.2%	0.0%
Housing Affordability Index		101	96	- 5.0%	105	100	- 4.8%
Inventory of Homes for Sale		1,523	1,786	+ 17.3%	—	—	—
Months Supply of Inventory		3.2	4.0	+ 25.0%	—	—	—

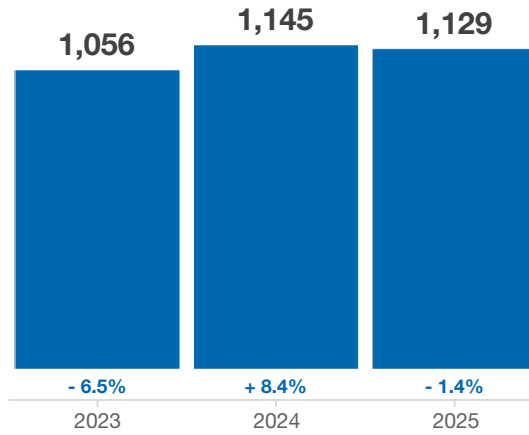
New Listings

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

February

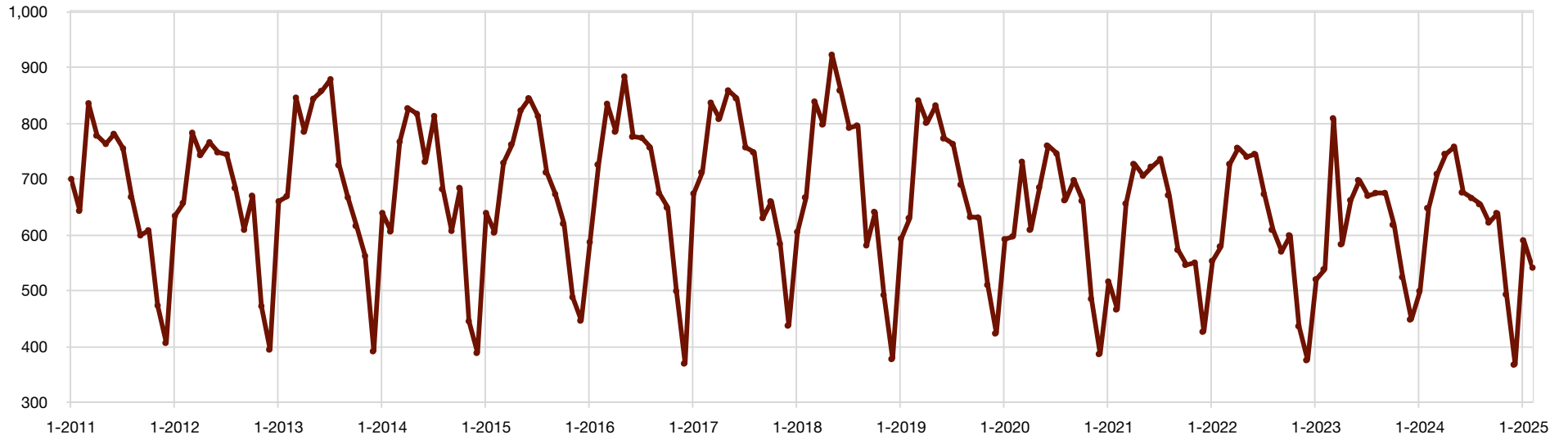


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Mar-2024	708	808	- 12.4%
Apr-2024	744	582	+ 27.8%
May-2024	757	661	+ 14.5%
Jun-2024	675	697	- 3.2%
Jul-2024	665	669	- 0.6%
Aug-2024	654	674	- 3.0%
Sep-2024	621	674	- 7.9%
Oct-2024	638	617	+ 3.4%
Nov-2024	492	523	- 5.9%
Dec-2024	366	447	- 18.1%
Jan-2025	589	498	+ 18.3%
Feb-2025	540	647	- 16.5%
12-Month Avg	621	625	- 0.6%

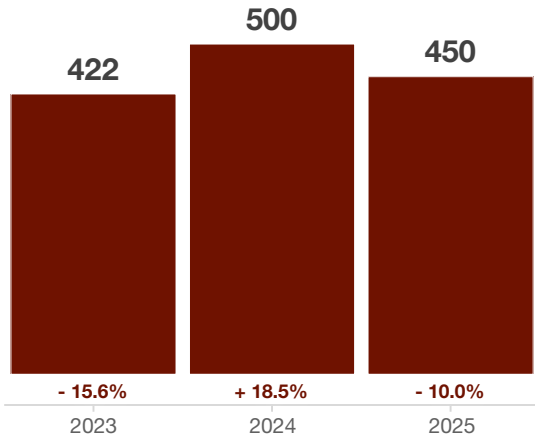
Historical New Listings by Month



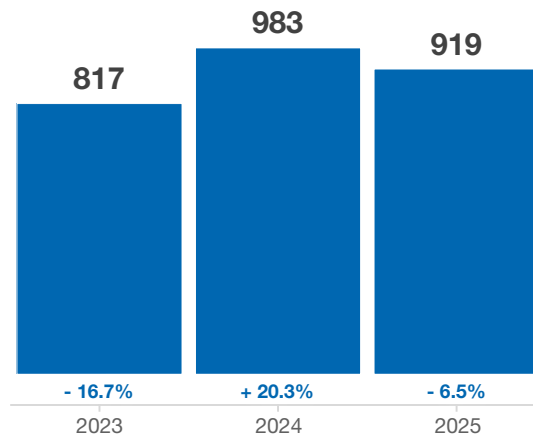
Pending Sales

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

February

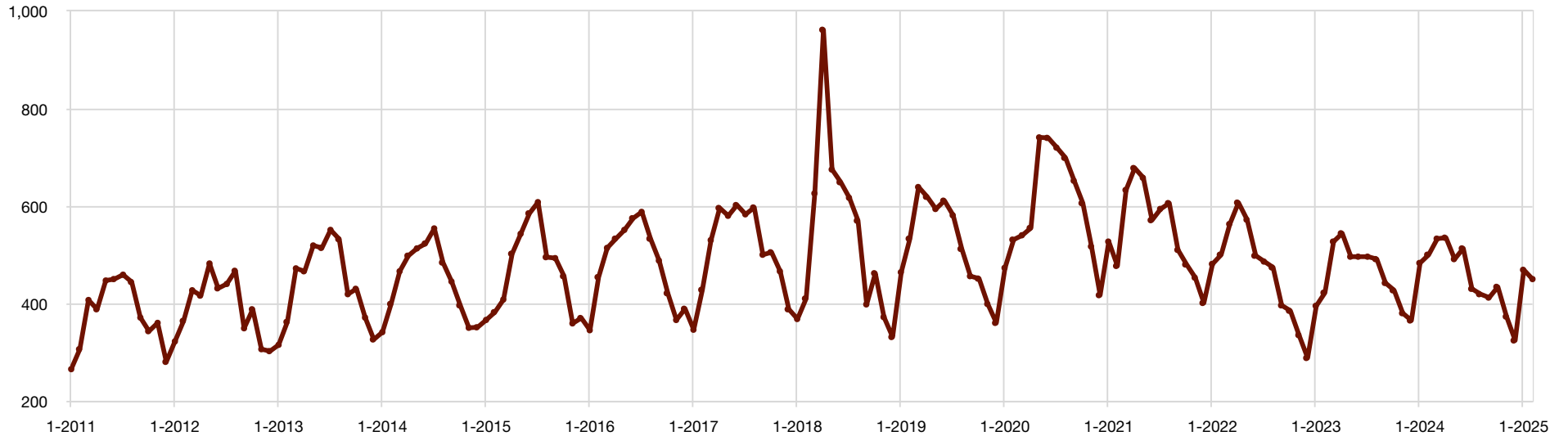


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Mar-2024	533	527	+ 1.1%
Apr-2024	535	544	- 1.7%
May-2024	491	496	- 1.0%
Jun-2024	513	496	+ 3.4%
Jul-2024	430	496	- 13.3%
Aug-2024	419	491	- 14.7%
Sep-2024	412	442	- 6.8%
Oct-2024	434	427	+ 1.6%
Nov-2024	373	380	- 1.8%
Dec-2024	324	365	- 11.2%
Jan-2025	469	483	- 2.9%
Feb-2025	450	500	- 10.0%
12-Month Avg	449	471	- 4.7%

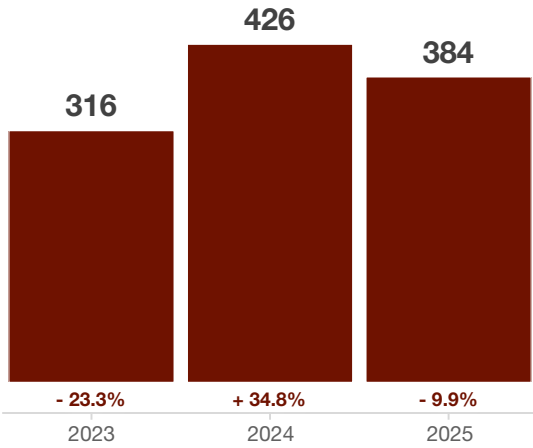
Historical Pending Sales by Month



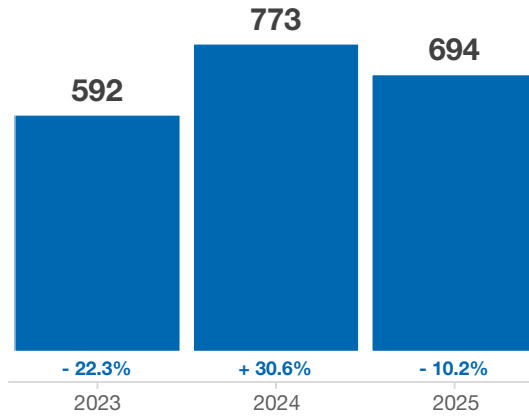
Closed Sales

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

February

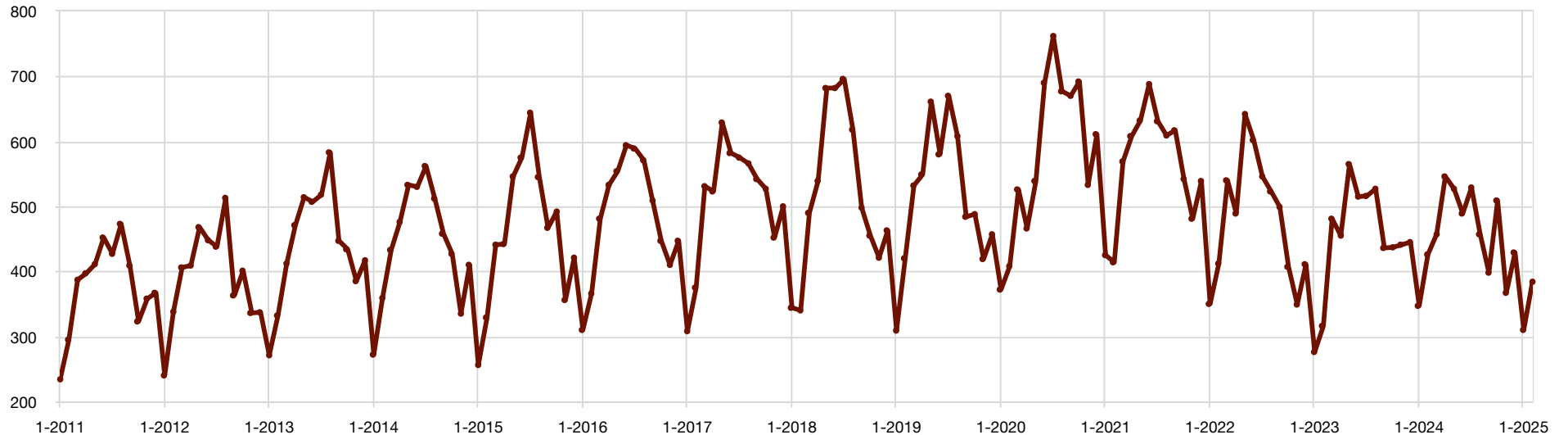


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Mar-2024	457	481 - 5.0%
Apr-2024	546	455 + 20.0%
May-2024	527	565 - 6.7%
Jun-2024	489	515 - 5.0%
Jul-2024	529	516 + 2.5%
Aug-2024	457	527 - 13.3%
Sep-2024	398	436 - 8.7%
Oct-2024	509	437 + 16.5%
Nov-2024	367	441 - 16.8%
Dec-2024	429	445 - 3.6%
Jan-2025	310	347 - 10.7%
Feb-2025	384	426 - 9.9%
12-Month Avg	450	466 - 3.4%

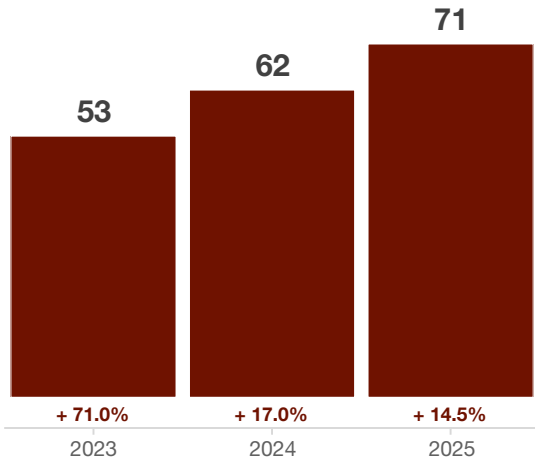
Historical Closed Sales by Month



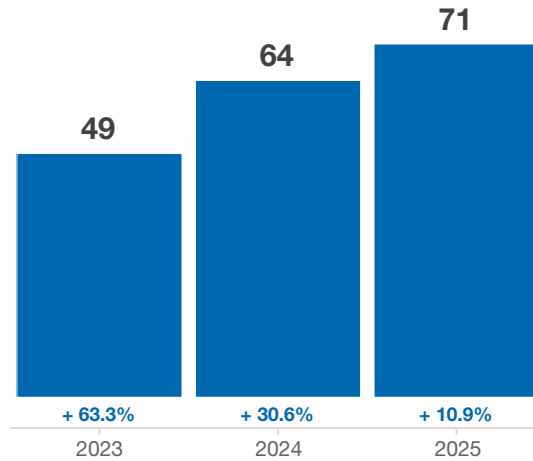
Days on Market Until Sale

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

February



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Mar-2024	60	50	+ 20.0%
Apr-2024	57	44	+ 29.5%
May-2024	54	43	+ 25.6%
Jun-2024	42	40	+ 5.0%
Jul-2024	46	39	+ 17.9%
Aug-2024	50	44	+ 13.6%
Sep-2024	57	48	+ 18.8%
Oct-2024	61	48	+ 27.1%
Nov-2024	54	48	+ 12.5%
Dec-2024	61	54	+ 13.0%
Jan-2025	71	66	+ 7.6%
Feb-2025	71	62	+ 14.5%
12-Month Avg*	56	48	+ 16.7%

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

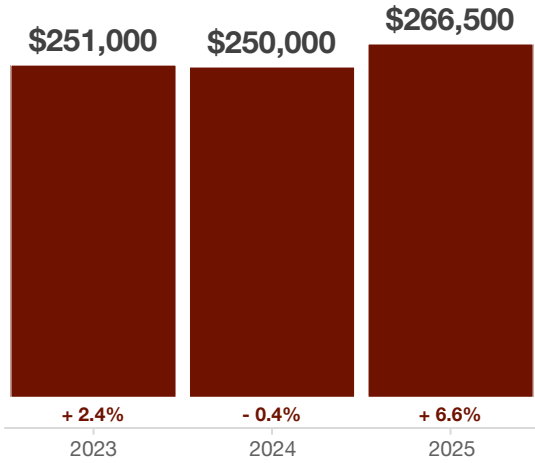
Historical Days on Market Until Sale by Month



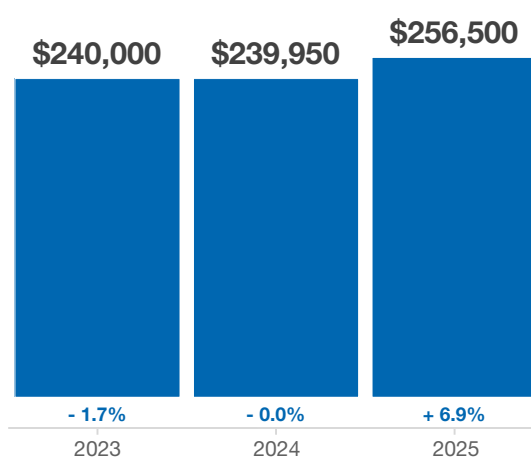
Median Sales Price

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

February



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Mar-2024	\$246,278	\$245,000	+ 0.5%
Apr-2024	\$239,500	\$252,000	- 5.0%
May-2024	\$259,000	\$255,000	+ 1.6%
Jun-2024	\$264,500	\$259,000	+ 2.1%
Jul-2024	\$265,000	\$255,000	+ 3.9%
Aug-2024	\$254,900	\$250,000	+ 2.0%
Sep-2024	\$268,150	\$245,500	+ 9.2%
Oct-2024	\$256,000	\$236,000	+ 8.5%
Nov-2024	\$269,900	\$210,000	+ 28.5%
Dec-2024	\$274,500	\$199,000	+ 37.9%
Jan-2025	\$240,000	\$220,000	+ 9.1%
Feb-2025	\$266,500	\$250,000	+ 6.6%
12-Month Avg*	\$259,900	\$244,000	+ 6.5%

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

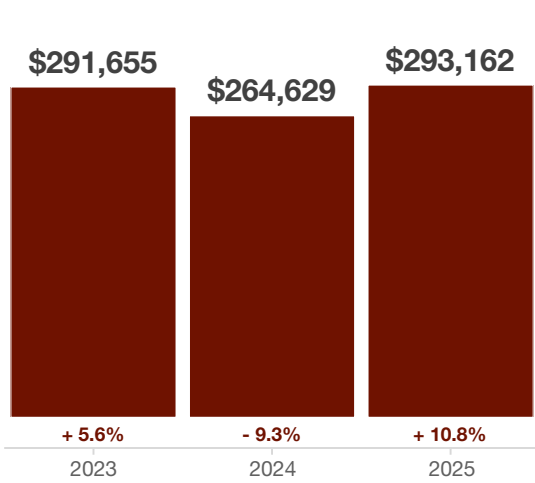
Historical Median Sales Price by Month



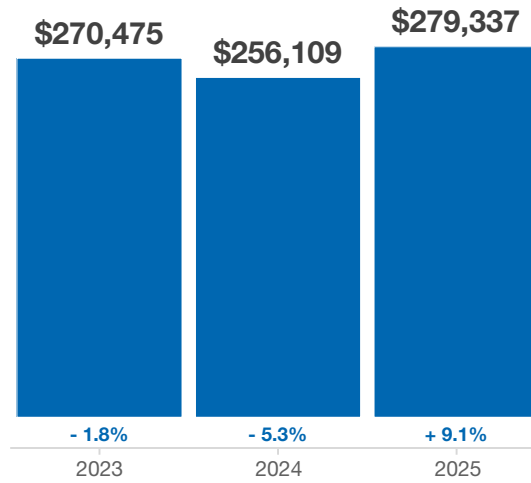
Average Sales Price

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

February



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Mar-2024	\$267,012	\$283,830	- 5.9%
Apr-2024	\$266,041	\$271,557	- 2.0%
May-2024	\$284,472	\$290,099	- 1.9%
Jun-2024	\$282,400	\$279,876	+ 0.9%
Jul-2024	\$290,930	\$273,037	+ 6.6%
Aug-2024	\$280,788	\$269,263	+ 4.3%
Sep-2024	\$293,408	\$270,210	+ 8.6%
Oct-2024	\$278,791	\$262,940	+ 6.0%
Nov-2024	\$296,781	\$233,893	+ 26.9%
Dec-2024	\$304,278	\$222,313	+ 36.9%
Jan-2025	\$262,210	\$245,613	+ 6.8%
Feb-2025	\$293,162	\$264,629	+ 10.8%
12-Month Avg*	\$283,173	\$265,365	+ 6.7%

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

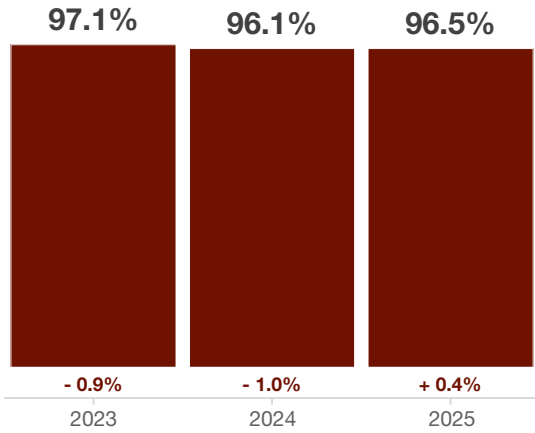
Historical Average Sales Price by Month



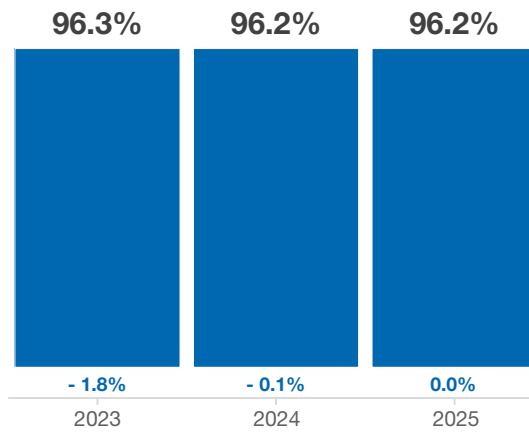
Percent of List Price Received

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.

February



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Mar-2024	96.4%	97.1%	- 0.7%
Apr-2024	96.9%	96.7%	+ 0.2%
May-2024	96.8%	97.2%	- 0.4%
Jun-2024	97.1%	96.9%	+ 0.2%
Jul-2024	96.8%	97.3%	- 0.5%
Aug-2024	96.8%	97.3%	- 0.5%
Sep-2024	97.3%	96.2%	+ 1.1%
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	96.5%	96.1%	+ 0.4%
12-Month Avg*	96.7%	96.6%	+ 0.1%

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

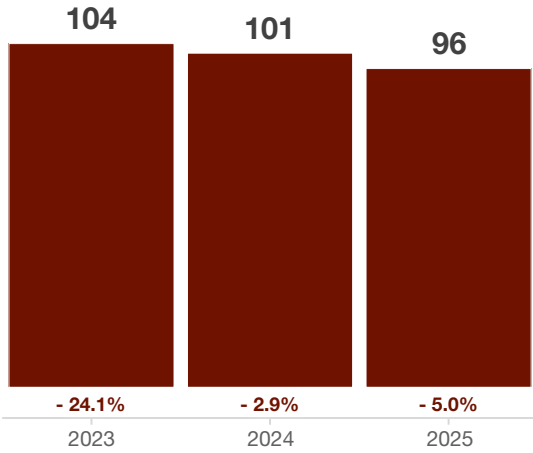
Historical Percent of List Price Received by Month



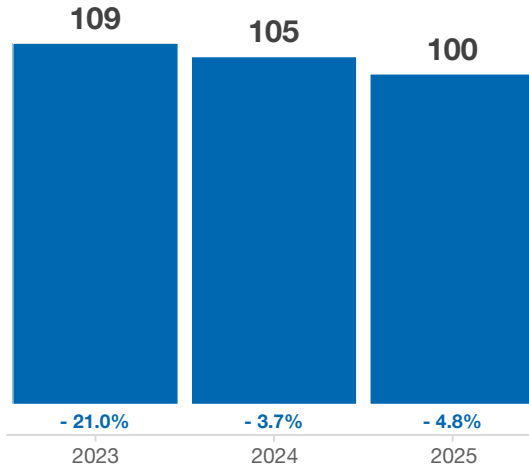
Housing Affordability Index

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.

February

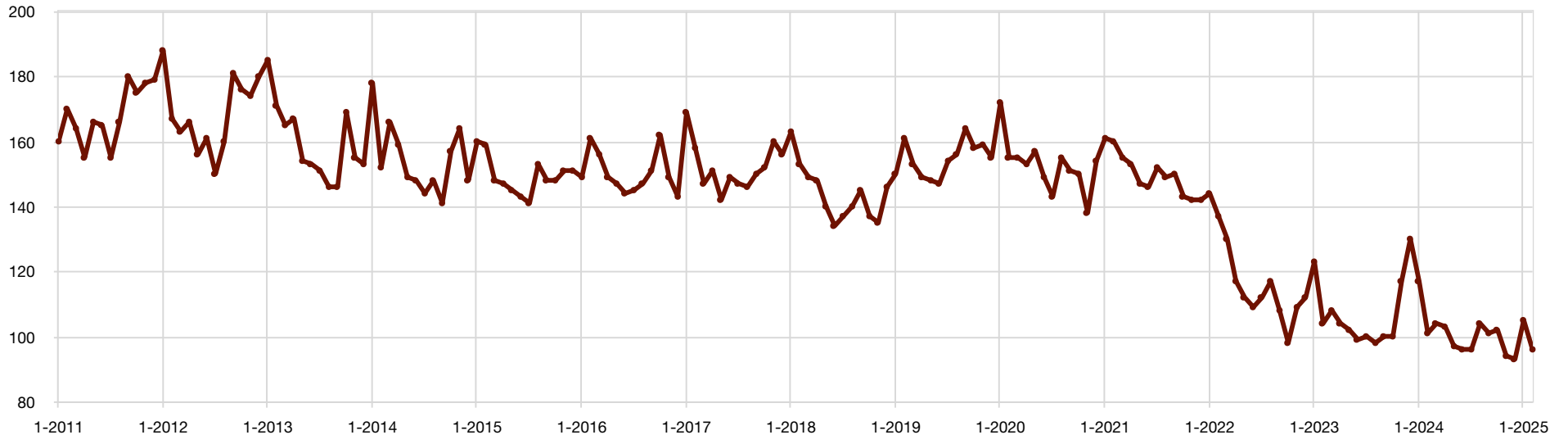


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Mar-2024	104	108	-3.7%
Apr-2024	103	104	-1.0%
May-2024	97	102	-4.9%
Jun-2024	96	99	-3.0%
Jul-2024	96	100	-4.0%
Aug-2024	104	98	+6.1%
Sep-2024	101	100	+1.0%
Oct-2024	102	100	+2.0%
Nov-2024	94	117	-19.7%
Dec-2024	93	130	-28.5%
Jan-2025	105	117	-10.3%
Feb-2025	96	101	-5.0%
12-Month Avg	99	106	-6.6%

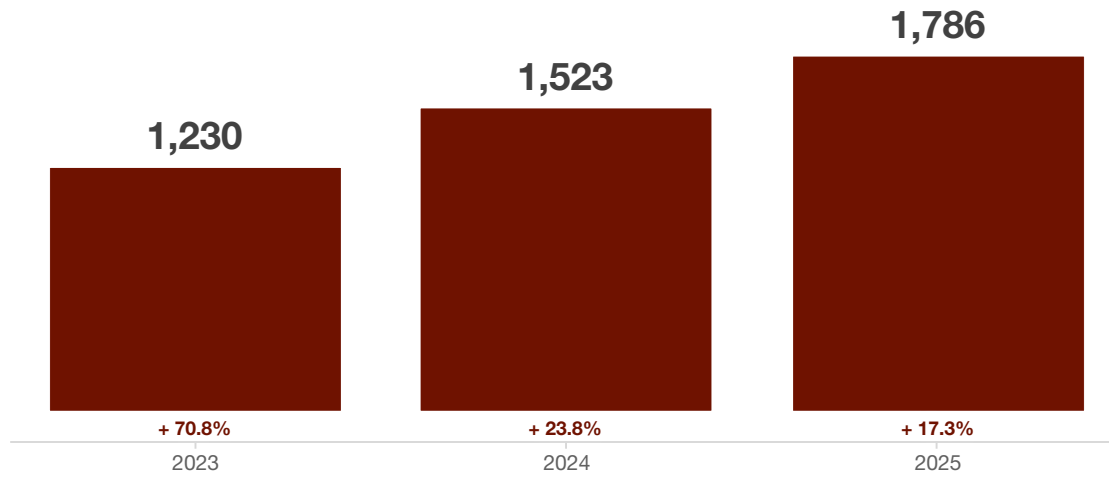
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

February



Homes for Sale	Prior Year	Year-Over-Year Change
Mar-2024	1,590	+ 16.2%
Apr-2024	1,630	+ 26.7%
May-2024	1,757	+ 31.8%
Jun-2024	1,778	+ 24.4%
Jul-2024	1,870	+ 27.2%
Aug-2024	1,897	+ 23.7%
Sep-2024	1,965	+ 19.5%
Oct-2024	2,002	+ 17.5%
Nov-2024	1,974	+ 16.6%
Dec-2024	1,844	+ 14.8%
Jan-2025	1,820	+ 23.0%
Feb-2025	1,786	+ 17.3%
12-Month Avg	1,826	+ 21.2%

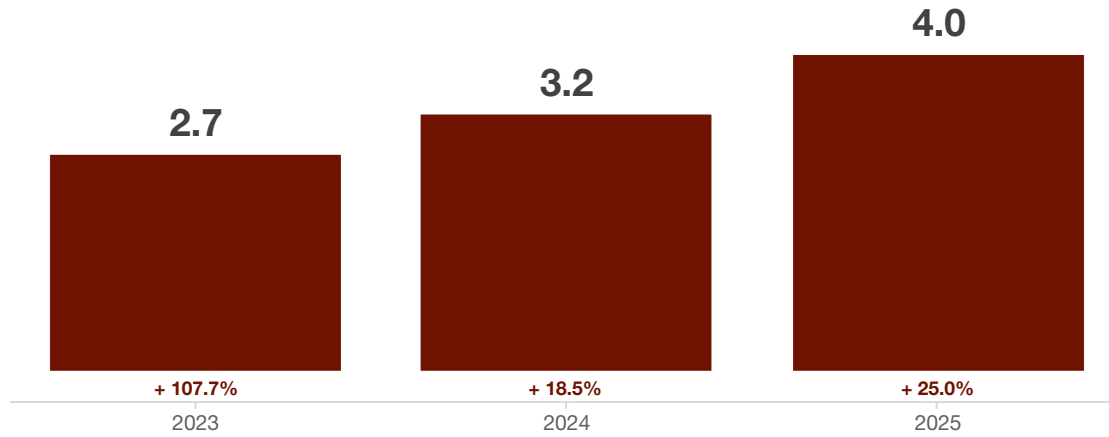
Historical Inventory of Homes for Sale by Month



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.

February



Months Supply	Prior Year	Year-Over-Year Change
Mar-2024	3.4	+ 13.3%
Apr-2024	3.5	+ 20.7%
May-2024	3.7	+ 23.3%
Jun-2024	3.8	+ 15.2%
Jul-2024	4.0	+ 17.6%
Aug-2024	4.1	+ 17.1%
Sep-2024	4.3	+ 16.2%
Oct-2024	4.4	+ 15.8%
Nov-2024	4.3	+ 13.2%
Dec-2024	4.1	+ 17.1%
Jan-2025	4.0	+ 25.0%
Feb-2025	4.0	+ 25.0%
12-Month Avg*	4.0	+ 17.8%

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

Historical Months Supply of Inventory by Month

