

# Monthly Indicators



## October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings in the Central Mississippi REALTORS® service area increased 1.1 percent to 648. Pending Sales increased 6.2 percent to 462. Inventory decreased 3.4 percent to 1,960.

Median Sales Price increased 5.9 percent from \$255,000 to \$270,000. Days on Market increased 11.7 percent to 67. Months Supply of Inventory decreased 2.3 percent to 4.3.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

## Quick Facts

**- 13.4%**

Change in  
**Closed Sales**

**+ 5.9%**

Change in  
**Median Sales Price**

**- 3.4%**

Change in  
**Homes for Sale**

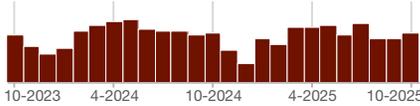
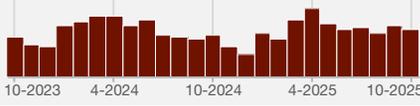
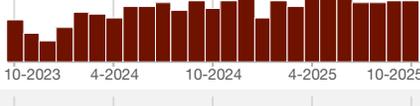
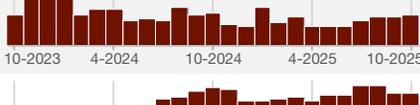
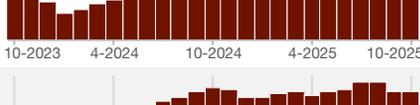
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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



# All Residential Properties

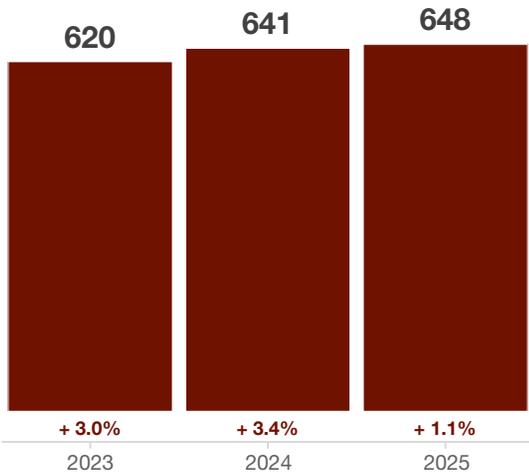
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

| Key Metrics                           | Historical Sparkbars  | 10-2024   | 10-2025          | % Change | YTD 2024  | YTD 2025         | % Change |
|---------------------------------------|---|-----------|------------------|----------|-----------|------------------|----------|
| <b>New Listings</b>                   |    | 641       | <b>648</b>       | + 1.1%   | 6,665     | <b>6,415</b>     | - 3.8%   |
| <b>Pending Sales</b>                  |    | 435       | <b>462</b>       | + 6.2%   | 4,781     | <b>4,787</b>     | + 0.1%   |
| <b>Closed Sales</b>                   |    | 515       | <b>446</b>       | - 13.4%  | 4,734     | <b>4,574</b>     | - 3.4%   |
| <b>Days on Market Until Sale</b>      |    | 60        | <b>67</b>        | + 11.7%  | 55        | <b>65</b>        | + 18.2%  |
| <b>Median Sales Price</b>             |    | \$255,000 | <b>\$270,000</b> | + 5.9%   | \$254,999 | <b>\$267,000</b> | + 4.7%   |
| <b>Average Sales Price</b>            |   | \$277,117 | <b>\$301,911</b> | + 8.9%   | \$275,470 | <b>\$297,909</b> | + 8.1%   |
| <b>Percent of List Price Received</b> |  | 96.2%     | <b>95.9%</b>     | - 0.3%   | 96.7%     | <b>96.7%</b>     | 0.0%     |
| <b>Housing Affordability Index</b>    |  | 102       | <b>100</b>       | - 2.0%   | 102       | <b>101</b>       | - 1.0%   |
| <b>Inventory of Homes for Sale</b>    |  | 2,030     | <b>1,960</b>     | - 3.4%   | —         | —                | —        |
| <b>Months Supply of Inventory</b>     |  | 4.4       | <b>4.3</b>       | - 2.3%   | —         | —                | —        |

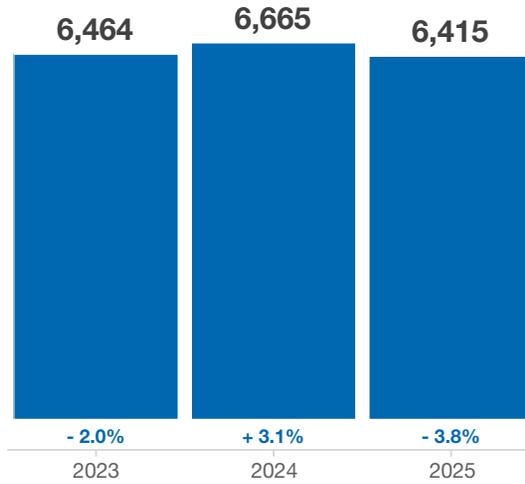
# New Listings

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

## October

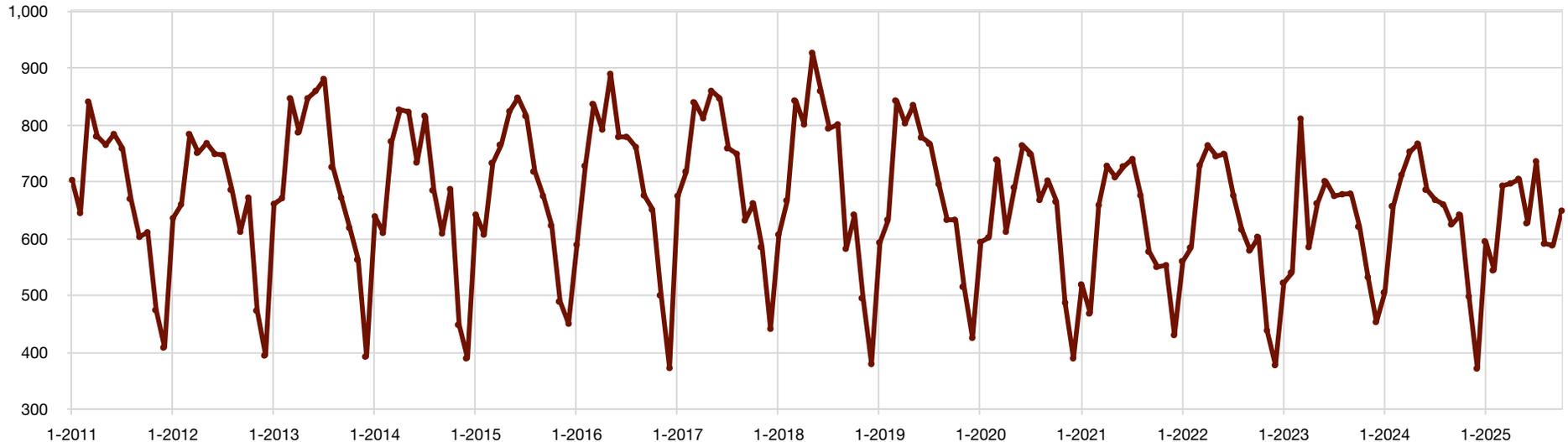


## Year to Date



|                 | New Listings | Prior Year | Year-Over-Year Change |
|-----------------|--------------|------------|-----------------------|
| Nov-2024        | 497          | 531        | - 6.4%                |
| Dec-2024        | 370          | 452        | - 18.1%               |
| Jan-2025        | 594          | 504        | + 17.9%               |
| Feb-2025        | 543          | 656        | - 17.2%               |
| Mar-2025        | 692          | 711        | - 2.7%                |
| Apr-2025        | 696          | 752        | - 7.4%                |
| May-2025        | 704          | 766        | - 8.1%                |
| Jun-2025        | 626          | 685        | - 8.6%                |
| Jul-2025        | 735          | 667        | + 10.2%               |
| Aug-2025        | 590          | 659        | - 10.5%               |
| Sep-2025        | 587          | 624        | - 5.9%                |
| <b>Oct-2025</b> | <b>648</b>   | <b>641</b> | <b>+ 1.1%</b>         |
| 12-Month Avg    | 607          | 637        | - 4.7%                |

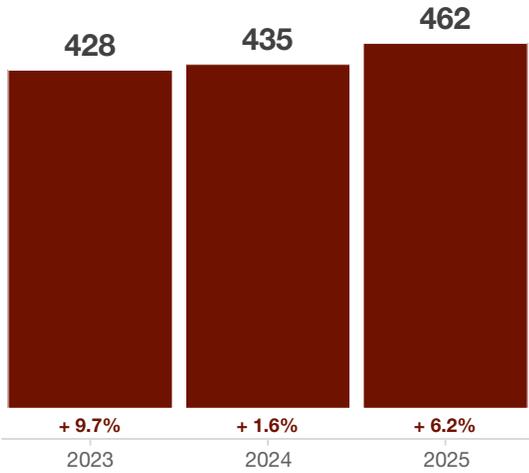
## Historical New Listings by Month



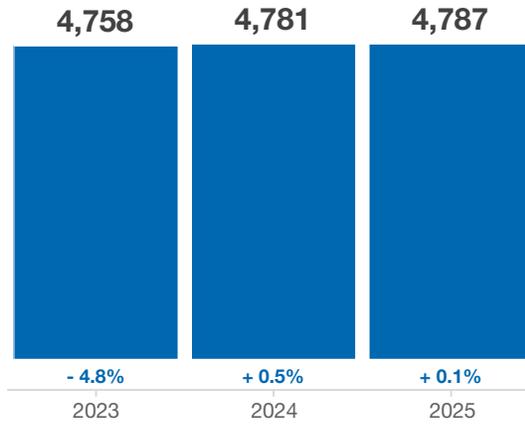
# Pending Sales

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

## October

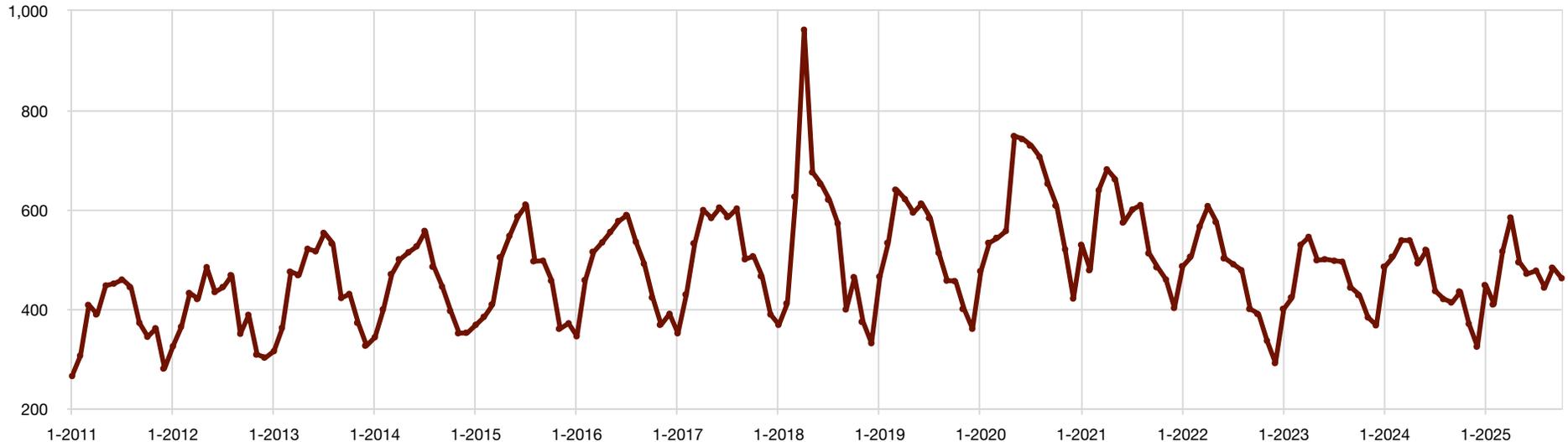


## Year to Date



|                 | Pending Sales | Prior Year | Year-Over-Year Change |
|-----------------|---------------|------------|-----------------------|
| 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        | 494           | 492        | + 0.4%                |
| Jun-2025        | 471           | 519        | - 9.2%                |
| Jul-2025        | 477           | 436        | + 9.4%                |
| Aug-2025        | 443           | 420        | + 5.5%                |
| Sep-2025        | 483           | 413        | + 16.9%               |
| <b>Oct-2025</b> | <b>462</b>    | <b>435</b> | <b>+ 6.2%</b>         |
| 12-Month Avg    | 457           | 461        | - 0.9%                |

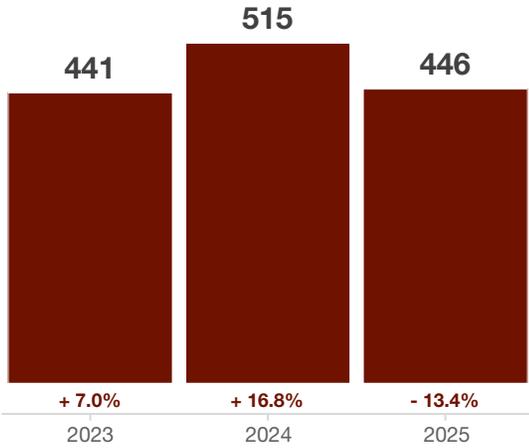
## Historical Pending Sales by Month



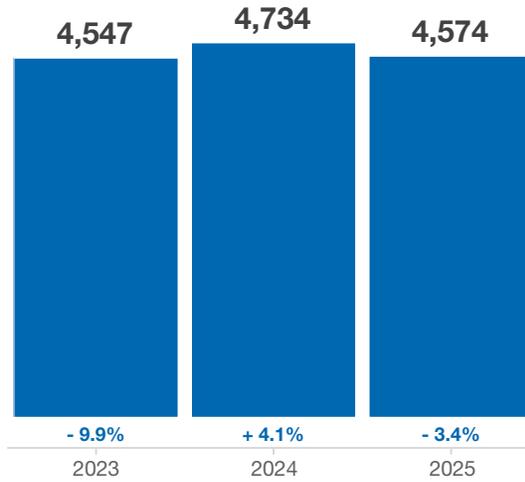
# Closed Sales

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

## October

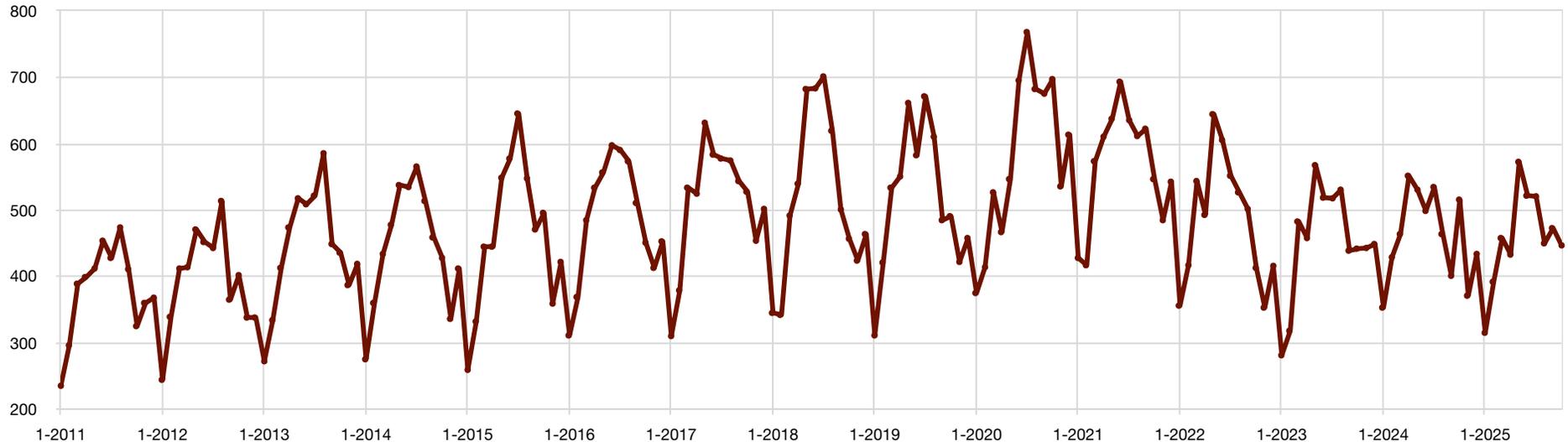


## Year to Date



|                 | Closed Sales | Prior Year | Year-Over-Year Change |
|-----------------|--------------|------------|-----------------------|
| 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        | 449          | 463        | - 3.0%                |
| Sep-2025        | 472          | 400        | + 18.0%               |
| <b>Oct-2025</b> | <b>446</b>   | <b>515</b> | <b>- 13.4%</b>        |
| 12-Month Avg    | 448          | 469        | - 4.5%                |

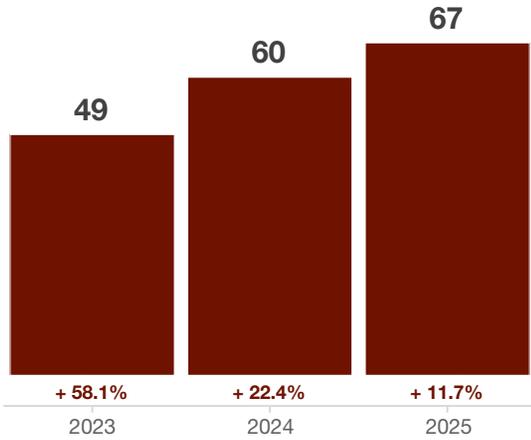
## Historical Closed Sales by Month



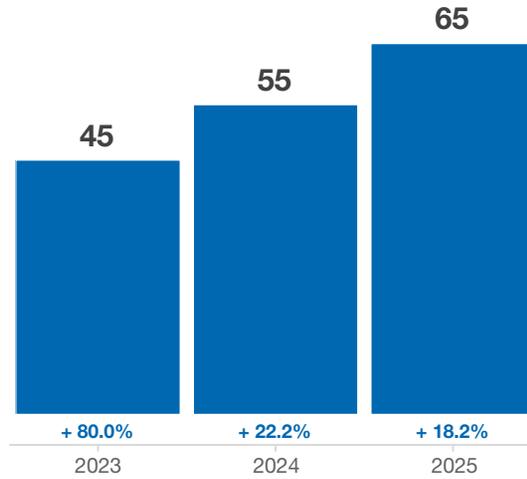
# Days on Market Until Sale

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

## October



## Year to Date



| Days on Market  | Prior Year | Year-Over-Year Change |
|-----------------|------------|-----------------------|
| 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%                |
| <b>Oct-2025</b> | <b>60</b>  | <b>+11.7%</b>         |
| 12-Month Avg*   | 64         | +19.0%                |

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

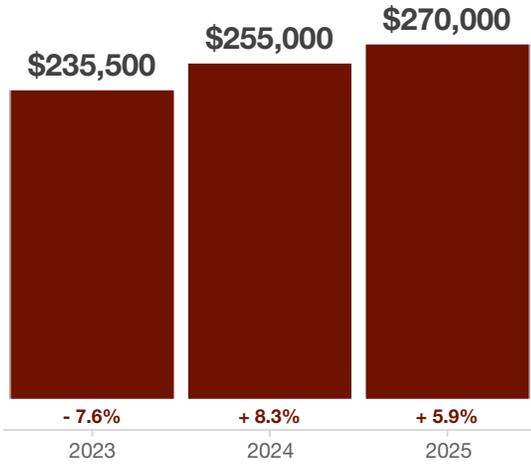
## Historical Days on Market Until Sale by Month



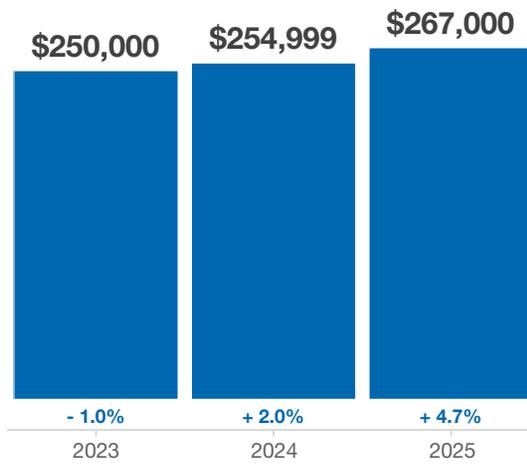
# Median Sales Price

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

## October



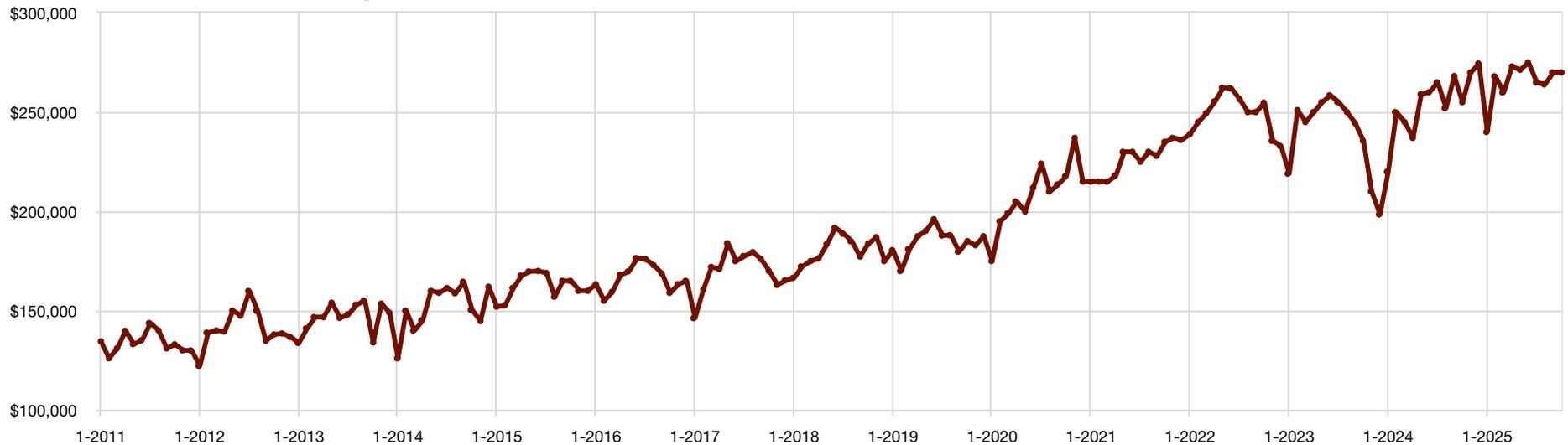
## Year to Date



|                 | Median Sales Price | Prior Year       | Year-Over-Year Change |
|-----------------|--------------------|------------------|-----------------------|
| 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        | \$264,000          | \$252,000        | + 4.8%                |
| Sep-2025        | \$270,000          | \$268,150        | + 0.7%                |
| <b>Oct-2025</b> | <b>\$270,000</b>   | <b>\$255,000</b> | <b>+ 5.9%</b>         |
| 12-Month Avg*   | \$268,000          | \$248,000        | + 8.1%                |

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

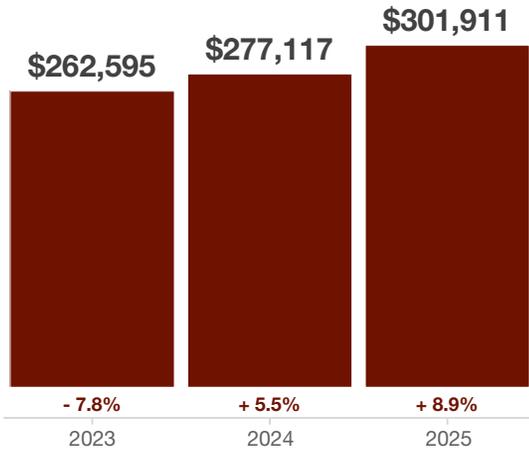
## Historical Median Sales Price by Month



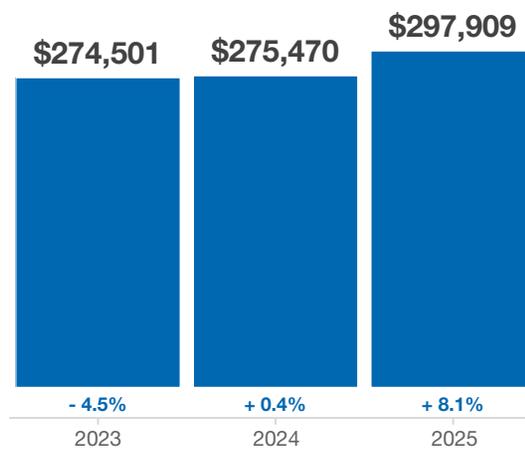
# Average Sales Price

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

## October



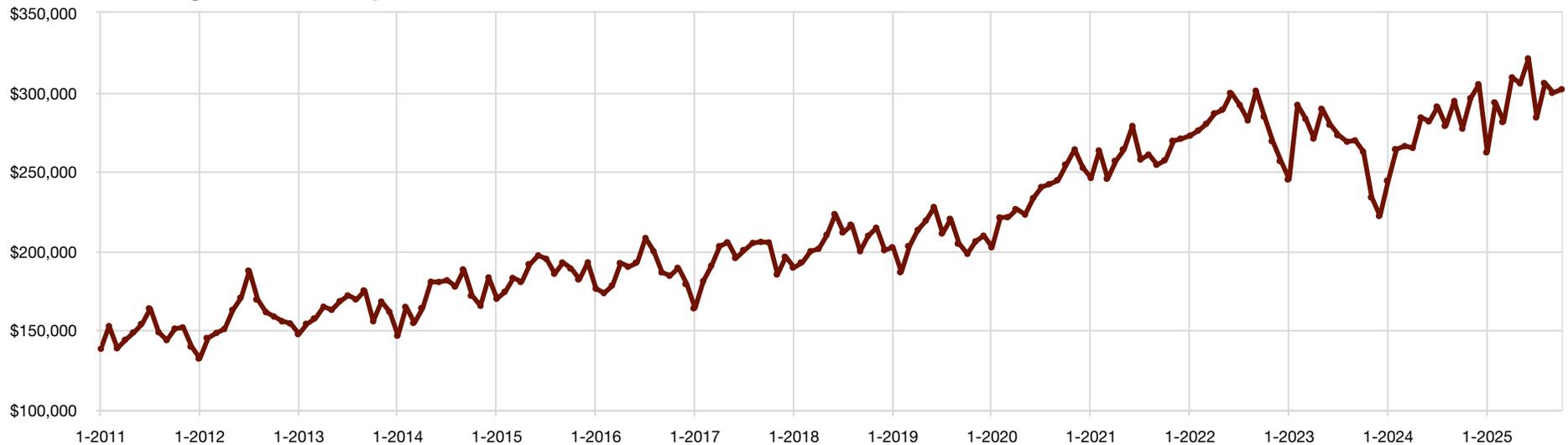
## Year to Date



|                 | Avg. Sales Price | Prior Year       | Year-Over-Year Change |
|-----------------|------------------|------------------|-----------------------|
| 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        | \$305,838        | \$278,826        | + 9.7%                |
| Sep-2025        | \$299,685        | \$294,459        | + 1.8%                |
| <b>Oct-2025</b> | <b>\$301,911</b> | <b>\$277,117</b> | <b>+ 8.9%</b>         |
| 12-Month Avg*   | \$298,373        | \$267,884        | + 11.4%               |

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

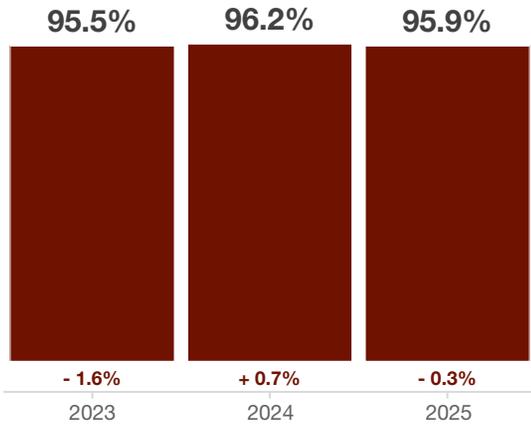
## Historical Average Sales Price by Month



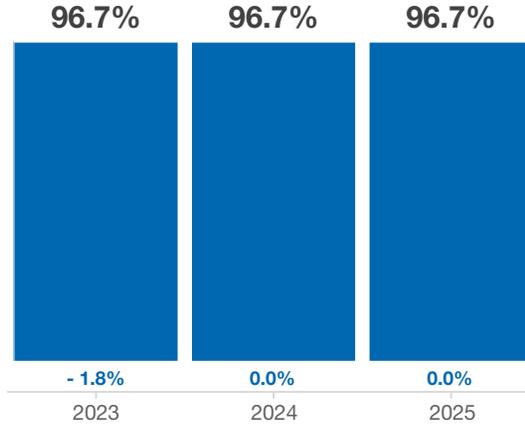
# Percent of List Price Received

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.

## October



## Year to Date



|                 | Pct. of List Price Received | Prior Year   | Year-Over-Year Change |
|-----------------|-----------------------------|--------------|-----------------------|
| 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%                |
| <b>Oct-2025</b> | <b>95.9%</b>                | <b>96.2%</b> | <b>- 0.3%</b>         |
| 12-Month Avg*   | 96.7%                       | 96.5%        | + 0.2%                |

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

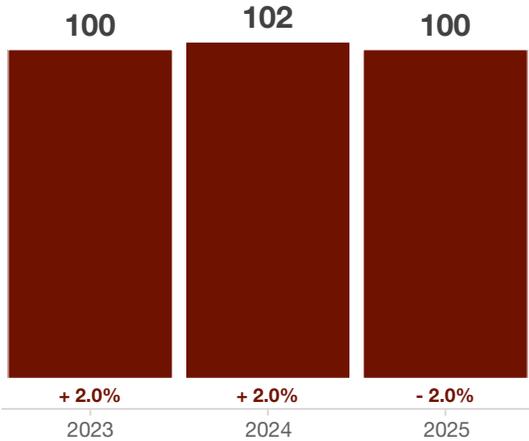
## Historical Percent of List Price Received by Month



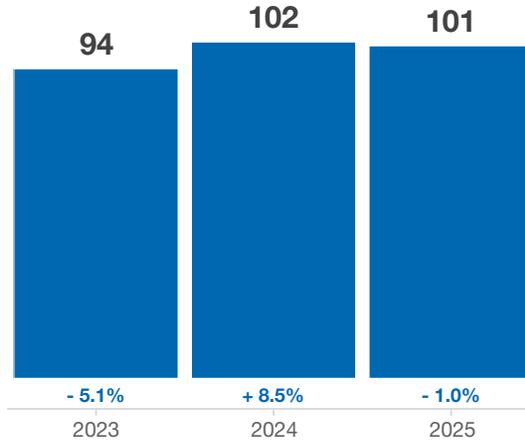
# Housing Affordability Index

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.

## October

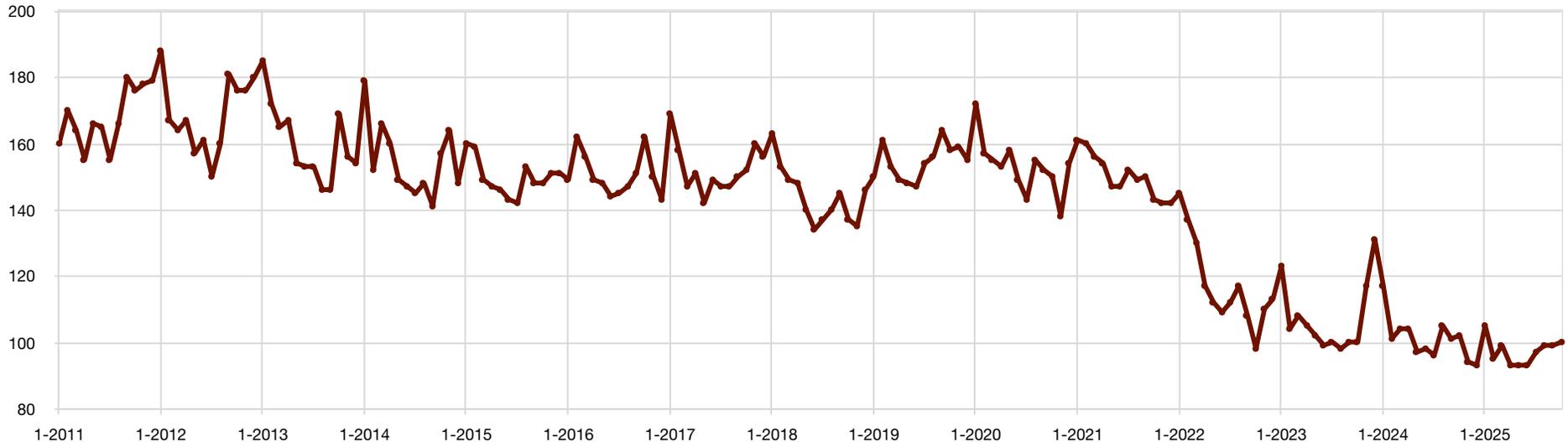


## Year to Date



|                 | Affordability Index | Prior Year | Year-Over-Year Change |
|-----------------|---------------------|------------|-----------------------|
| 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        | 99                  | 101        | - 2.0%                |
| <b>Oct-2025</b> | <b>100</b>          | <b>102</b> | <b>- 2.0%</b>         |
| 12-Month Avg    | 97                  | 106        | - 8.5%                |

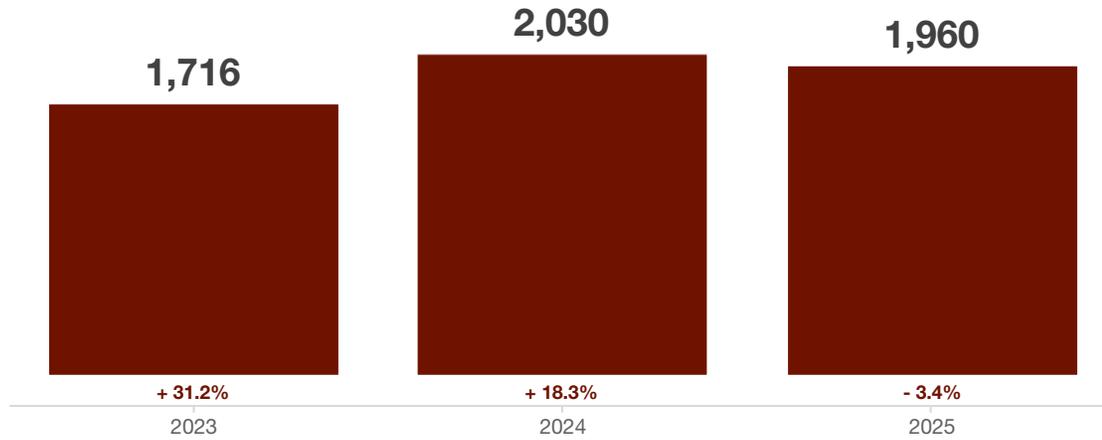
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

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

## October



|                 | Homes for Sale | Prior Year   | Year-Over-Year Change |
|-----------------|----------------|--------------|-----------------------|
| Nov-2024        | 2,008          | 1,709        | + 17.5%               |
| Dec-2024        | 1,882          | 1,625        | + 15.8%               |
| Jan-2025        | 1,888          | 1,502        | + 25.7%               |
| Feb-2025        | 1,900          | 1,547        | + 22.8%               |
| Mar-2025        | 1,914          | 1,611        | + 18.8%               |
| Apr-2025        | 1,878          | 1,653        | + 13.6%               |
| May-2025        | 1,939          | 1,787        | + 8.5%                |
| Jun-2025        | 1,943          | 1,810        | + 7.3%                |
| Jul-2025        | 2,048          | 1,898        | + 7.9%                |
| Aug-2025        | 2,042          | 1,923        | + 6.2%                |
| Sep-2025        | 1,967          | 1,991        | - 1.2%                |
| <b>Oct-2025</b> | <b>1,960</b>   | <b>2,030</b> | <b>- 3.4%</b>         |
| 12-Month Avg    | 1,947          | 1,757        | + 10.8%               |

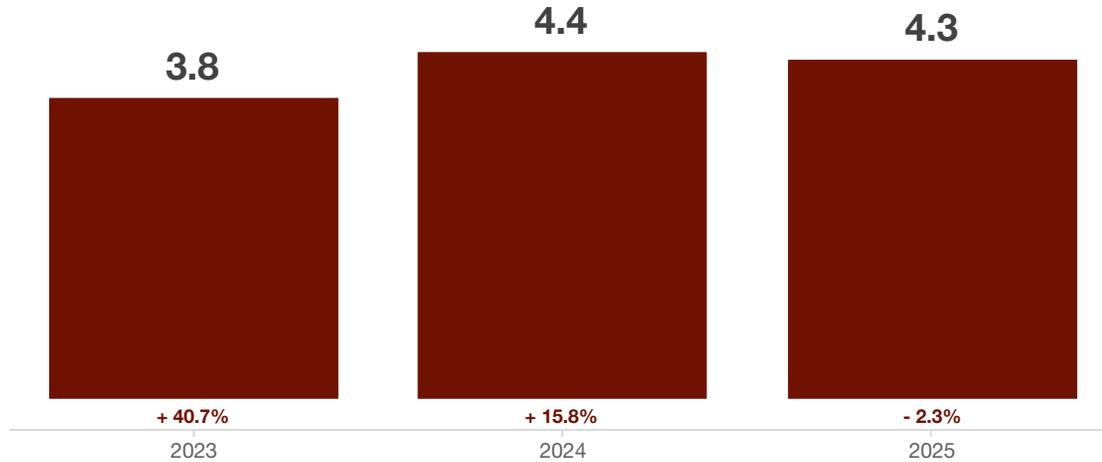
## Historical Inventory of Homes for Sale by Month



# 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.

## October



| Months Supply   | Prior Year | Year-Over-Year Change |
|-----------------|------------|-----------------------|
| 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        | + 9.5%                |
| Sep-2025        | 4.3        | 0.0%                  |
| <b>Oct-2025</b> | <b>4.4</b> | <b>- 2.3%</b>         |
| 12-Month Avg*   | 3.8        | + 14.8%               |

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

## Historical Months Supply of Inventory by Month

