

Monthly Indicators



December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings in the Central Mississippi REALTORS® service area increased 1.6 percent to 376. Pending Sales increased 4.6 percent to 339. Inventory decreased 5.4 percent to 1,781.

Median Sales Price decreased 0.9 percent from \$274,500 to \$272,000. Days on Market increased 16.4 percent to 71. Months Supply of Inventory decreased 4.9 percent to 3.9.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Quick Facts

+ 6.7%	- 0.9%	- 5.4%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

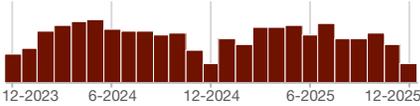
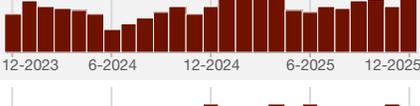
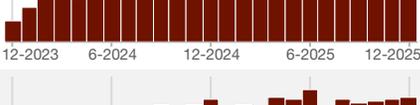
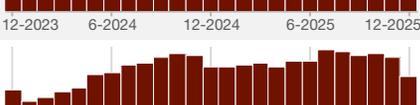
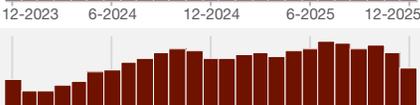
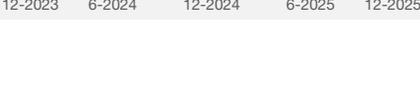
This report covers residential real estate activity in Attala, Copiah, Hinds, Holmes, Leake, LeFlore, Madison, Rankin, Scott, Simpson, and Yazoo counties. Percent changes are calculated using rounded figures.

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

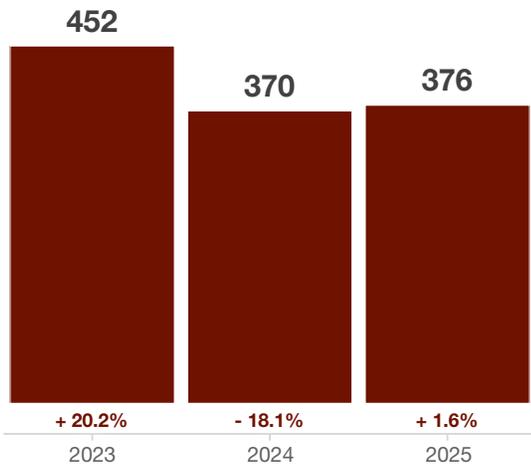
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		370	376	+ 1.6%	7,533	7,344	- 2.5%
Pending Sales		324	339	+ 4.6%	5,475	5,501	+ 0.5%
Closed Sales		433	462	+ 6.7%	5,538	5,420	- 2.1%
Days on Market Until Sale		61	71	+ 16.4%	55	66	+ 20.0%
Median Sales Price		\$274,500	\$272,000	- 0.9%	\$255,000	\$269,000	+ 5.5%
Average Sales Price		\$305,059	\$309,932	+ 1.6%	\$279,206	\$299,531	+ 7.3%
Percent of List Price Received		96.8%	96.7%	- 0.1%	96.7%	96.7%	0.0%
Housing Affordability Index		93	99	+ 6.5%	100	100	0.0%
Inventory of Homes for Sale		1,883	1,781	- 5.4%	—	—	—
Months Supply of Inventory		4.1	3.9	- 4.9%	—	—	—

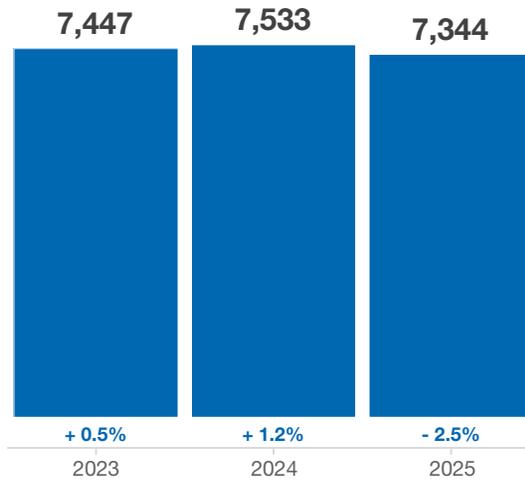
New Listings

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

December

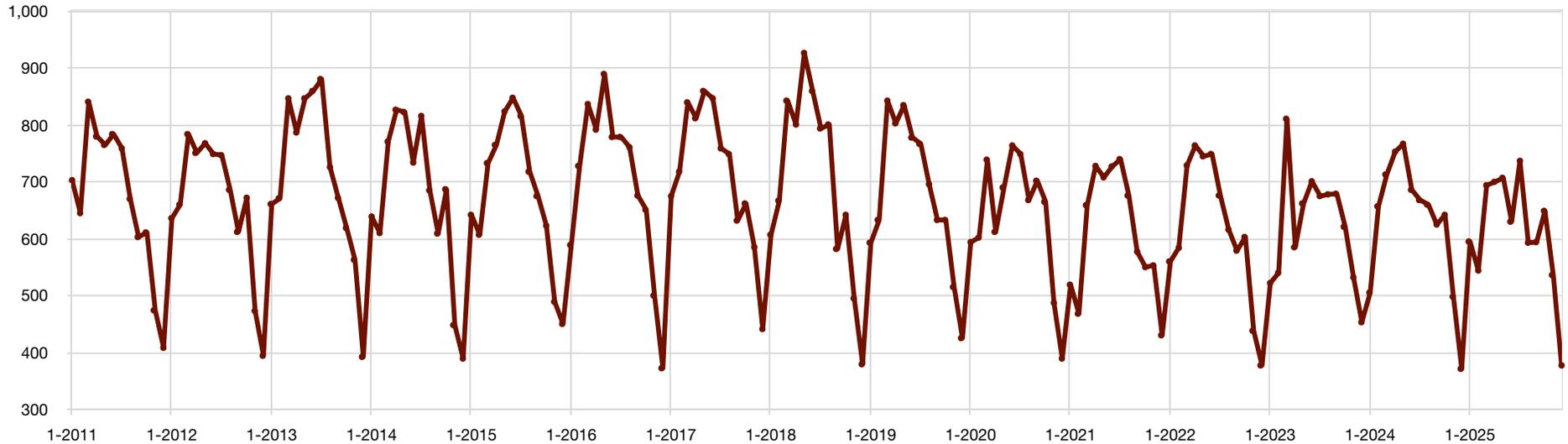


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Jan-2025	594	504	+ 17.9%
Feb-2025	543	656	- 17.2%
Mar-2025	693	712	- 2.7%
Apr-2025	699	752	- 7.0%
May-2025	706	766	- 7.8%
Jun-2025	629	685	- 8.2%
Jul-2025	736	667	+ 10.3%
Aug-2025	592	659	- 10.2%
Sep-2025	593	624	- 5.0%
Oct-2025	648	641	+ 1.1%
Nov-2025	535	497	+ 7.6%
Dec-2025	376	370	+ 1.6%
12-Month Avg	612	628	- 2.5%

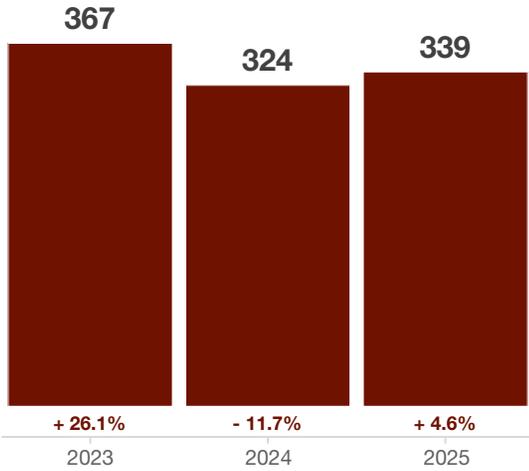
Historical New Listings by Month



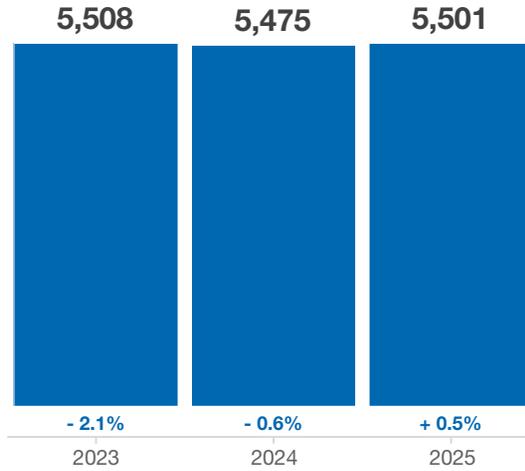
Pending Sales

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

December

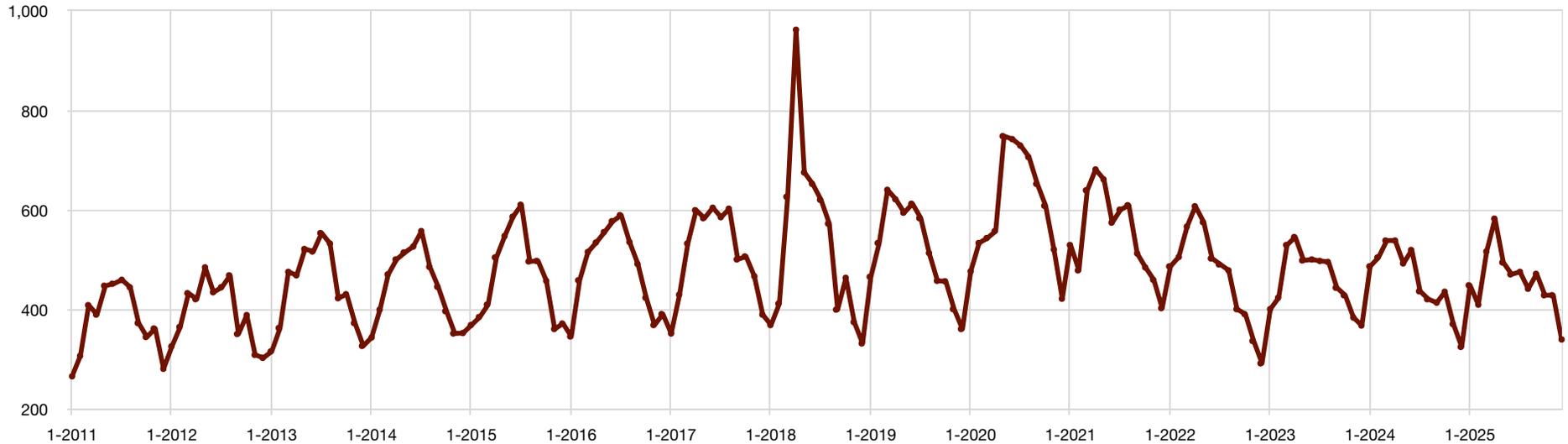


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change	
Jan-2025	448	486	- 7.8%
Feb-2025	409	504	- 18.8%
Mar-2025	516	538	- 4.1%
Apr-2025	582	538	+ 8.2%
May-2025	494	492	+ 0.4%
Jun-2025	470	519	- 9.4%
Jul-2025	475	436	+ 8.9%
Aug-2025	441	420	+ 5.0%
Sep-2025	471	413	+ 14.0%
Oct-2025	428	435	- 1.6%
Nov-2025	428	370	+ 15.7%
Dec-2025	339	324	+ 4.6%
12-Month Avg	458	456	+ 0.4%

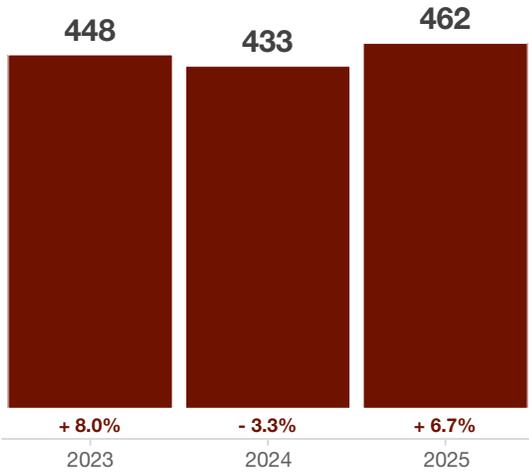
Historical Pending Sales by Month



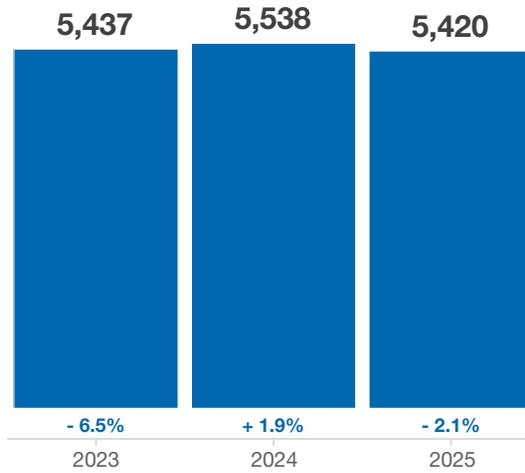
Closed Sales

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

December

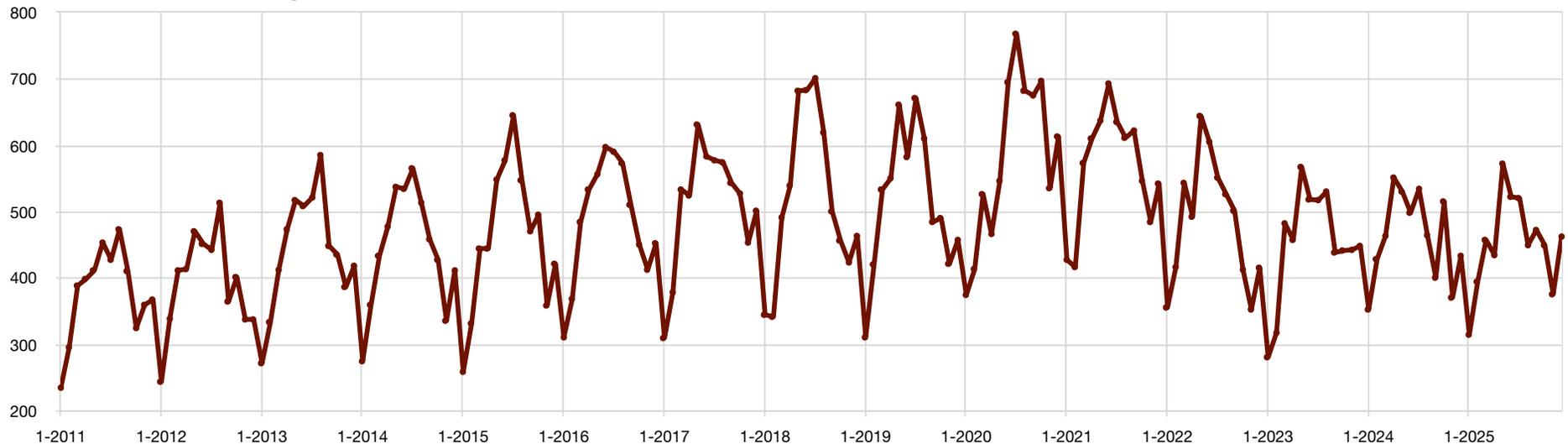


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Jan-2025	314	- 10.8%
Feb-2025	394	- 7.9%
Mar-2025	457	- 1.3%
Apr-2025	434	- 21.2%
May-2025	572	+ 7.9%
Jun-2025	522	+ 4.8%
Jul-2025	520	- 2.6%
Aug-2025	449	- 3.2%
Sep-2025	472	+ 18.0%
Oct-2025	449	- 12.8%
Nov-2025	375	+ 1.4%
Dec-2025	462	+ 6.7%
12-Month Avg	452	- 2.2%

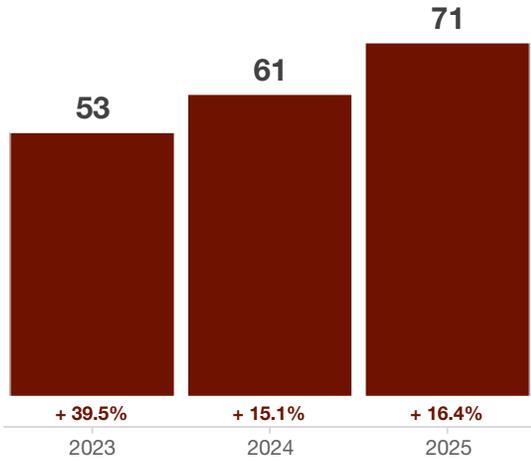
Historical Closed Sales by Month



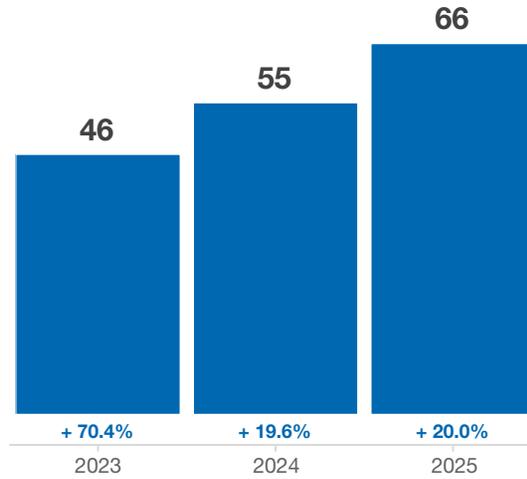
Days on Market Until Sale

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

December



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
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	51	+ 17.6%
Sep-2025	67	56	+ 19.6%
Oct-2025	67	60	+ 11.7%
Nov-2025	62	54	+ 14.8%
Dec-2025	71	61	+ 16.4%
12-Month Avg*	66	55	+ 19.2%

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

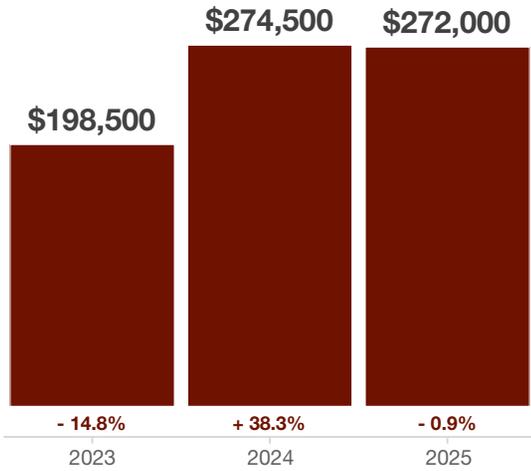
Historical Days on Market Until Sale by Month



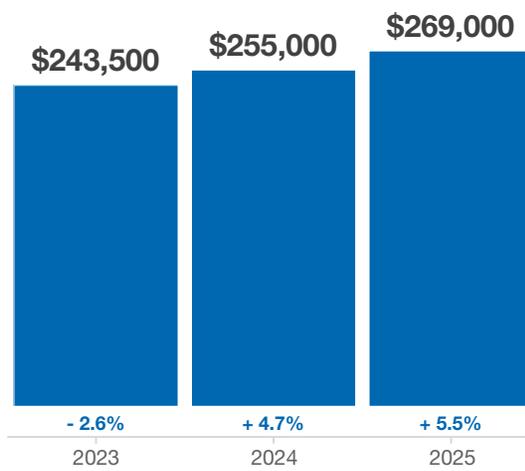
Median Sales Price

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

December



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$251,000	+ 5.2%
Sep-2025	\$270,000	\$268,150	+ 0.7%
Oct-2025	\$270,000	\$255,000	+ 5.9%
Nov-2025	\$274,900	\$269,900	+ 1.9%
Dec-2025	\$272,000	\$274,500	- 0.9%
12-Month Avg*	\$269,000	\$255,000	+ 5.5%

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

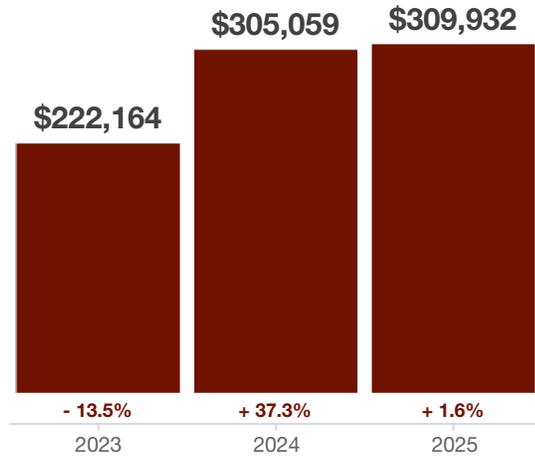
Historical Median Sales Price by Month



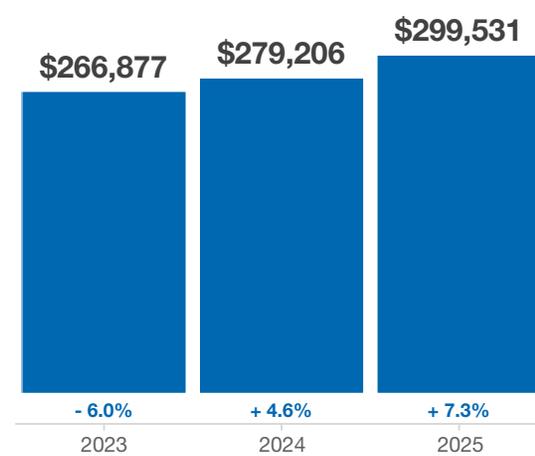
Average Sales Price

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

December



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$278,761	+ 9.7%
Sep-2025	\$299,621	\$294,459	+ 1.8%
Oct-2025	\$302,131	\$277,117	+ 9.0%
Nov-2025	\$304,283	\$296,289	+ 2.7%
Dec-2025	\$309,932	\$305,059	+ 1.6%
12-Month Avg*	\$299,531	\$279,206	+ 7.3%

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

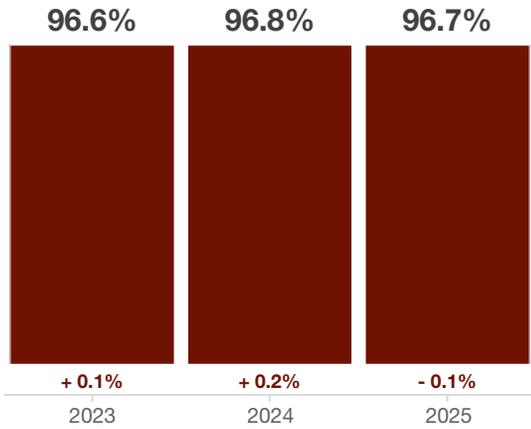
Historical Average Sales Price by Month



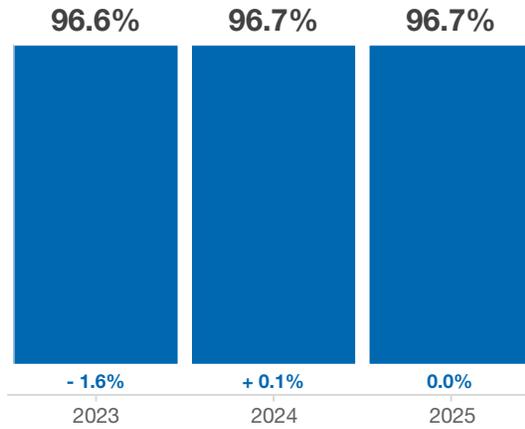
Percent of List Price Received

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.

December



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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%
Dec-2025	96.7%	96.8%	- 0.1%
12-Month Avg*	96.7%	96.7%	+ 0.0%

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

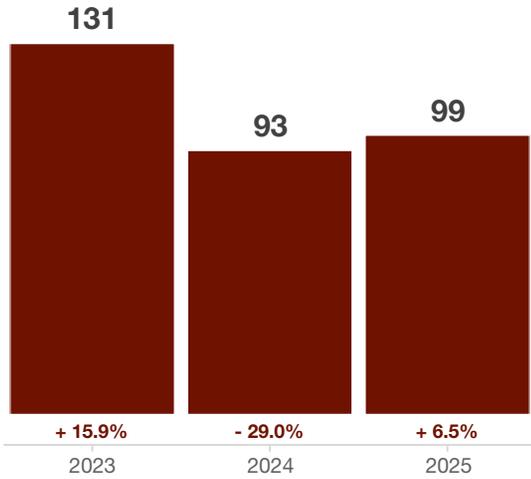
Historical Percent of List Price Received by Month



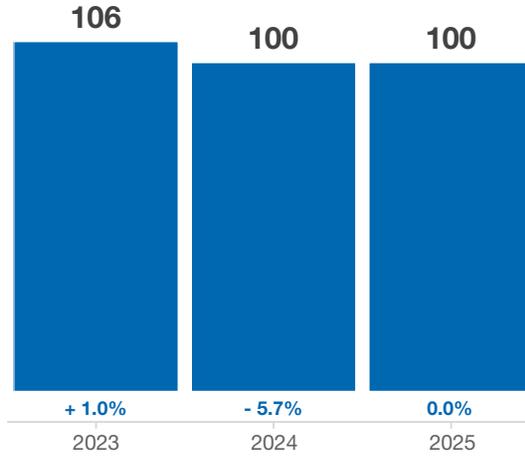
Housing Affordability Index

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.

December

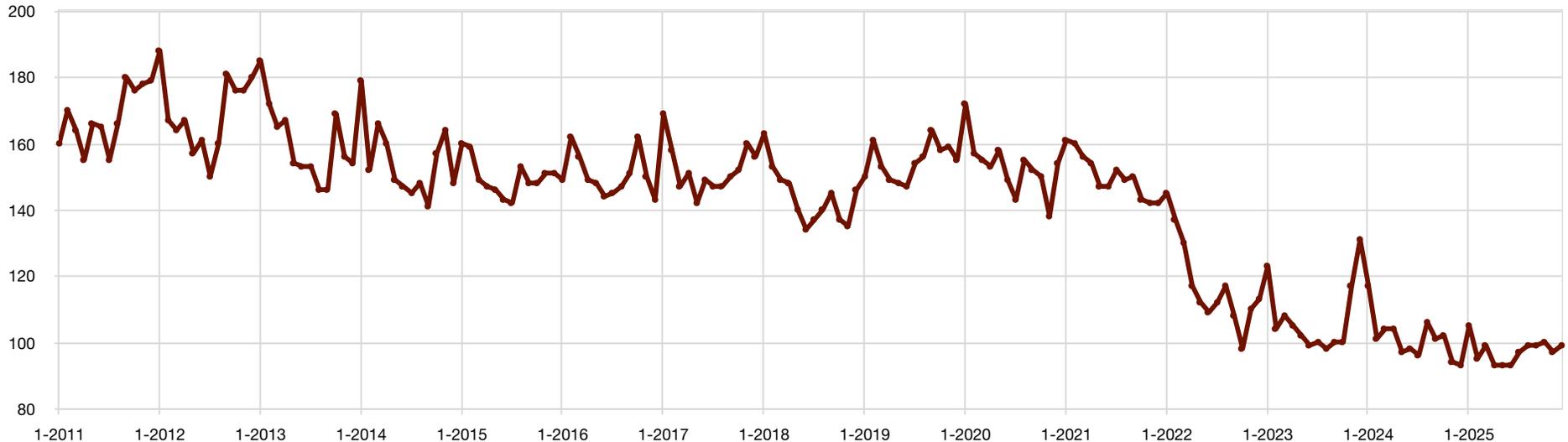


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	106	-6.6%
Sep-2025	99	101	-2.0%
Oct-2025	100	102	-2.0%
Nov-2025	97	94	+3.2%
Dec-2025	99	93	+6.5%
12-Month Avg	97	101	-4.0%

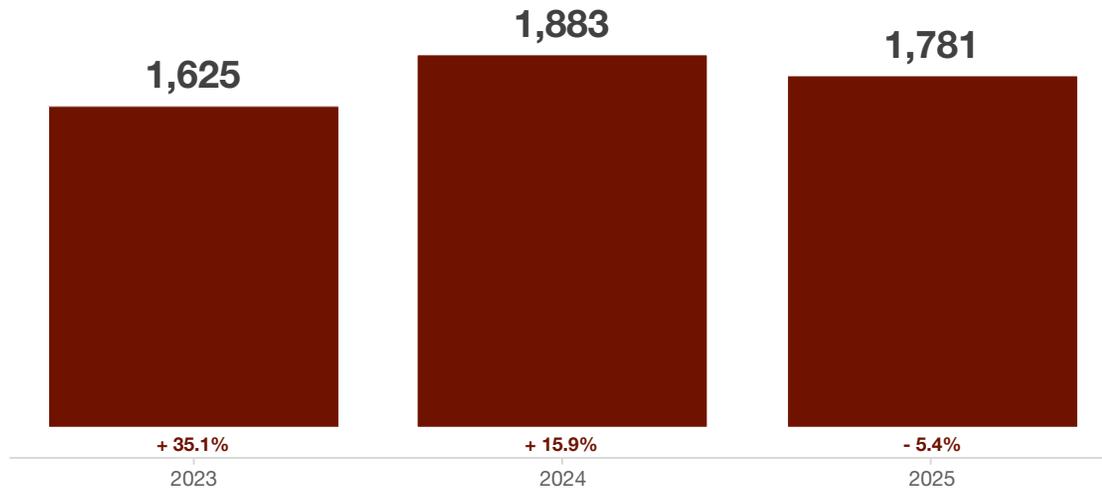
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

December



Homes for Sale	Prior Year	Year-Over-Year Change	
Jan-2025	1,889	1,501	+ 25.8%
Feb-2025	1,901	1,547	+ 22.9%
Mar-2025	1,916	1,612	+ 18.9%
Apr-2025	1,885	1,654	+ 14.0%
May-2025	1,948	1,788	+ 8.9%
Jun-2025	1,955	1,811	+ 8.0%
Jul-2025	2,063	1,899	+ 8.6%
Aug-2025	2,061	1,924	+ 7.1%
Sep-2025	2,008	1,992	+ 0.8%
Oct-2025	2,038	2,031	+ 0.3%
Nov-2025	1,977	2,009	- 1.6%
Dec-2025	1,781	1,883	- 5.4%
12-Month Avg	1,952	1,804	+ 8.2%

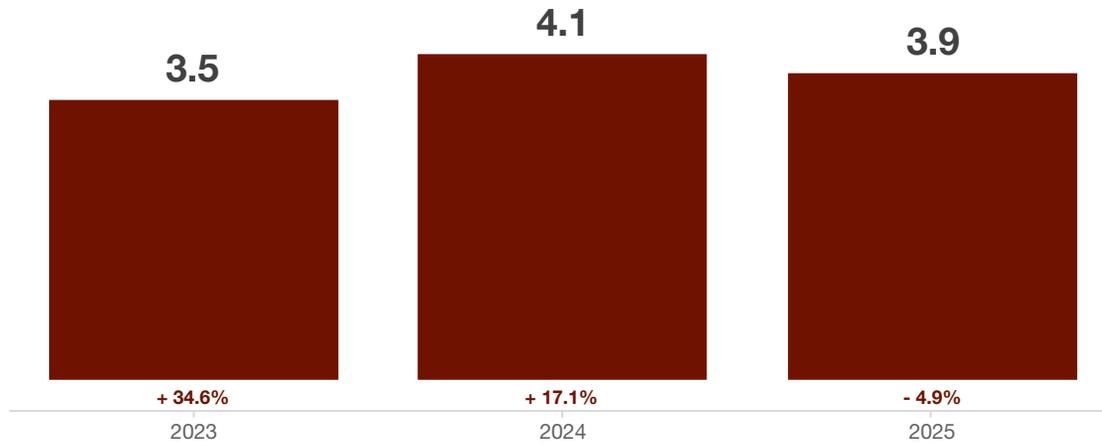
Historical Inventory of Homes for Sale by Month



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.

December



Months Supply	Prior Year	Year-Over-Year Change
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	+ 15.8%
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	- 2.3%
Dec-2025	4.1	- 4.9%
12-Month Avg*	4.3	+ 12.3%

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

Historical Months Supply of Inventory by Month

