

# Local Market Update – January 2025

A Research Tool Provided by MLS United

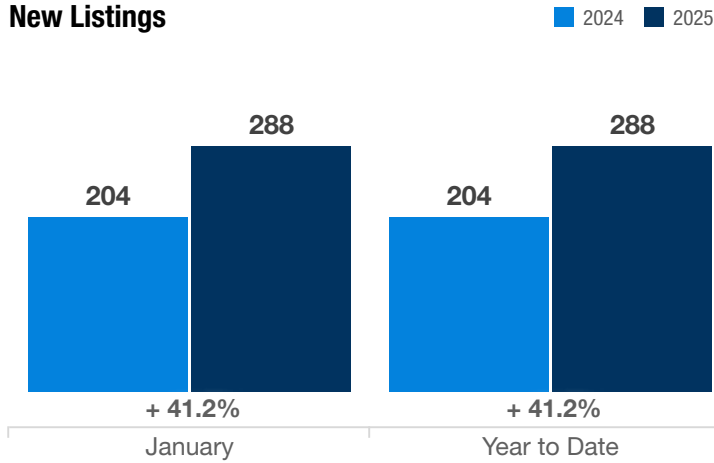


## DeSoto County

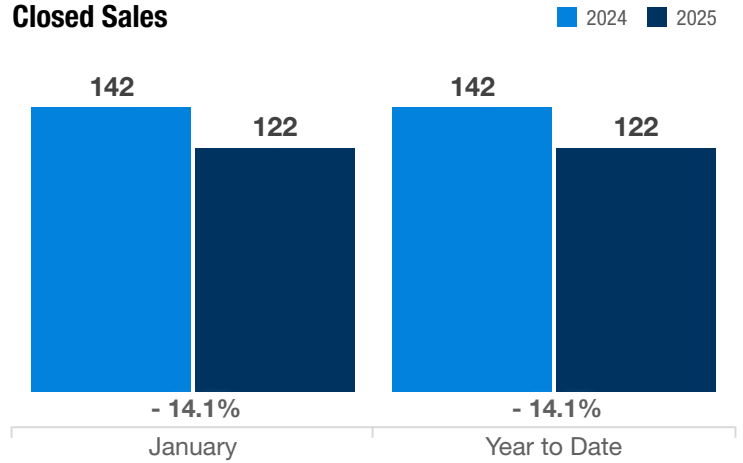
All Residential Properties Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	204	<b>288</b>	+ 41.2%	204	<b>288</b>	+ 41.2%
Pending Sales	180	<b>179</b>	- 0.6%	180	<b>179</b>	- 0.6%
Closed Sales	142	<b>122</b>	- 14.1%	142	<b>122</b>	- 14.1%
Days on Market Until Sale	63	<b>75</b>	+ 19.0%	63	<b>75</b>	+ 19.0%
Median Sales Price*	\$331,945	<b>\$305,900</b>	- 7.8%	\$331,945	<b>\$305,900</b>	- 7.8%
Average Sales Price*	\$346,719	<b>\$351,938</b>	+ 1.5%	\$346,719	<b>\$351,938</b>	+ 1.5%
Percent of List Price Received*	98.5%	<b>97.4%</b>	- 1.1%	98.5%	<b>97.4%</b>	- 1.1%
Inventory of Homes for Sale	579	<b>754</b>	+ 30.2%	—	—	—
Months Supply of Inventory	2.7	<b>3.4</b>	+ 25.9%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

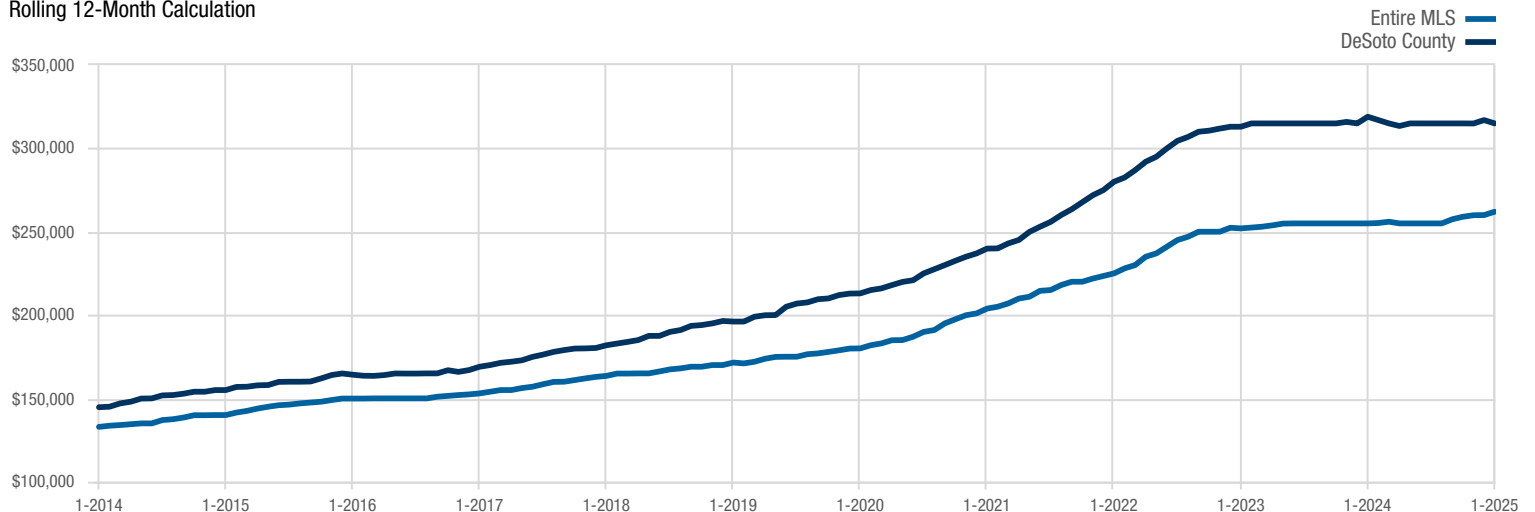


### Closed Sales



### Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.