



Hinds County

Single Family	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	161	170	+ 5.6%	2,411	2,224	- 7.8%
Pending Sales	118	128	+ 8.5%	1,640	1,491	- 9.1%
Closed Sales	92	91	- 1.1%	1,648	1,441	- 12.6%
Days on Market Until Sale	59	58	- 1.7%	58	68	+ 17.2%
Median Sales Price*	\$167,500	\$210,000	+ 25.4%	\$169,000	\$196,500	+ 16.3%
Average Sales Price*	\$189,999	\$216,763	+ 14.1%	\$178,063	\$206,096	+ 15.7%
Percent of List Price Received*	96.3%	95.9%	- 0.4%	94.7%	94.6%	- 0.1%
Inventory of Homes for Sale	733	725	- 1.1%	—	—	—
Months Supply of Inventory	4.9	5.4	+ 10.2%	—	—	—

Townhouse/Condo	November			Year to Date		
Key Metrics	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	9	5	- 44.4%	94	73	- 22.3%
Pending Sales	3	4	+ 33.3%	61	55	- 9.8%
Closed Sales	7	4	- 42.9%	59	53	- 10.2%
Days on Market Until Sale	12	74	+ 516.7%	27	52	+ 92.6%
Median Sales Price*	\$133,000	\$162,500	+ 22.2%	\$138,000	\$149,900	+ 8.6%
Average Sales Price*	\$124,343	\$156,000	+ 25.5%	\$136,694	\$175,220	+ 28.2%
Percent of List Price Received*	96.5%	94.4%	- 2.2%	95.3%	94.1%	- 1.3%
Inventory of Homes for Sale	26	25	- 3.8%	—	—	—
Months Supply of Inventory	4.9	5.0	+ 2.0%	—	—	—

\* 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.

