

Local Market Update – January 2026

A Research Tool Provided by MLS United



Hinds County

Single Family

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	165	206	+ 24.8%	165	206	+ 24.8%
Pending Sales	131	118	- 9.9%	131	118	- 9.9%
Closed Sales	110	101	- 8.2%	110	101	- 8.2%
Days on Market Until Sale	74	77	+ 4.1%	74	77	+ 4.1%
Median Sales Price*	\$171,250	\$166,250	- 2.9%	\$171,250	\$166,250	- 2.9%
Average Sales Price*	\$171,229	\$191,635	+ 11.9%	\$171,229	\$191,635	+ 11.9%
Percent of List Price Received*	93.5%	93.8%	+ 0.3%	93.5%	93.8%	+ 0.3%
Inventory of Homes for Sale	650	675	+ 3.8%	—	—	—
Months Supply of Inventory	4.6	5.2	+ 13.0%	—	—	—

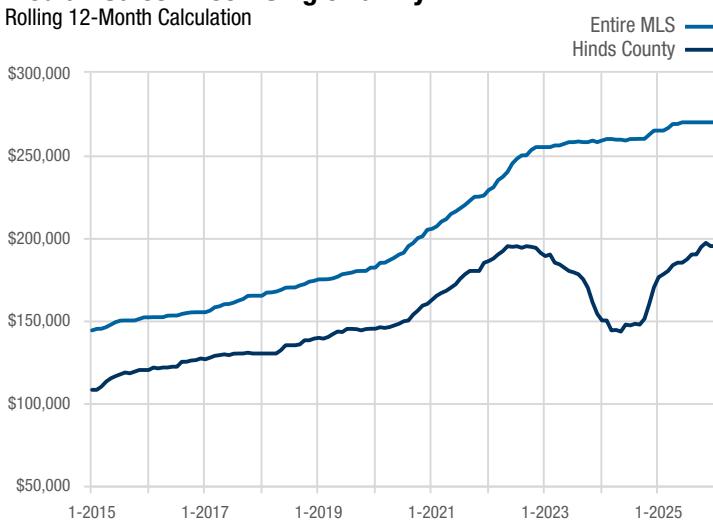
Townhouse/Condo

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	2	7	+ 250.0%	2	7	+ 250.0%
Pending Sales	5	7	+ 40.0%	5	7	+ 40.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	67	74	+ 10.4%	67	74	+ 10.4%
Median Sales Price*	\$122,450	\$177,900	+ 45.3%	\$122,450	\$177,900	+ 45.3%
Average Sales Price*	\$122,450	\$162,633	+ 32.8%	\$122,450	\$162,633	+ 32.8%
Percent of List Price Received*	85.2%	92.1%	+ 8.1%	85.2%	92.1%	+ 8.1%
Inventory of Homes for Sale	15	21	+ 40.0%	—	—	—
Months Supply of Inventory	2.6	4.2	+ 61.5%	—	—	—

* 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.

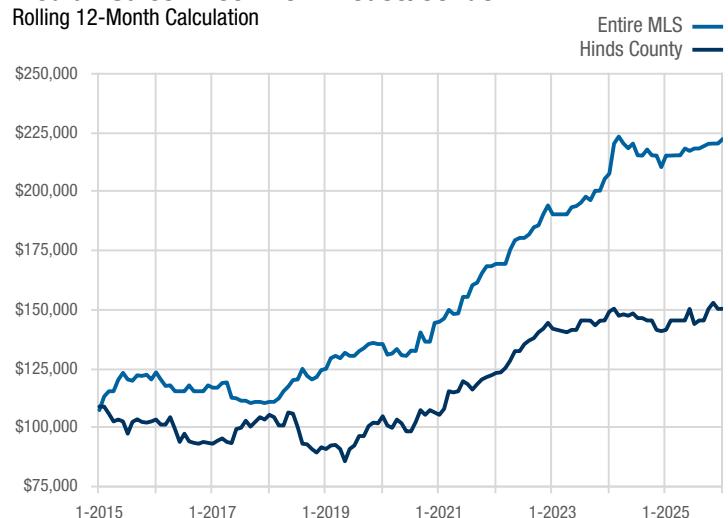
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

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.