

Monthly Indicators



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings in the MLS United service area decreased 2.6 percent to 2,144. Pending Sales increased 11.4 percent to 1,767. Inventory increased 11.6 percent to 5,679.

Median Sales Price increased 9.4 percent from \$249,513 to \$272,900. Days on Market increased 24.1 percent to 72. Months Supply of Inventory increased 10.3 percent to 4.3.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

- 5.8%	+ 9.4%	+ 11.6%
Change in Closed Sales	Change in Median Sales Price	Change in Homes for Sale

This report covers residential real estate activity in the state of Mississippi, within the MLSUnited service area. Percent changes are calculated using rounded figures.

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All Residential Properties

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



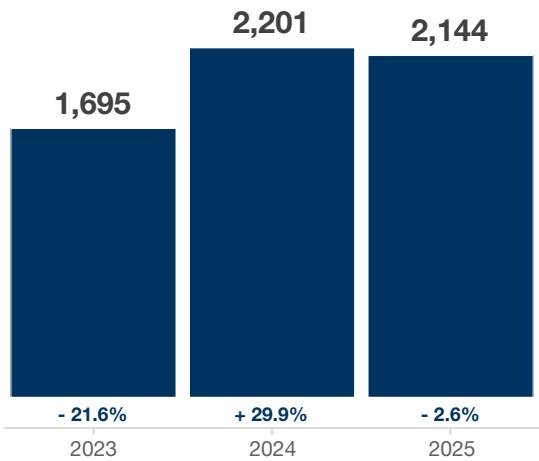
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,201	2,144	- 2.6%	7,736	7,816	+ 1.0%
Pending Sales		1,586	1,767	+ 11.4%	5,737	5,859	+ 2.1%
Closed Sales		1,474	1,388	- 5.8%	4,894	4,732	- 3.3%
Days on Market Until Sale		58	72	+ 24.1%	60	73	+ 21.7%
Median Sales Price		\$249,513	\$272,900	+ 9.4%	\$252,500	\$263,788	+ 4.5%
Average Sales Price		\$271,860	\$294,609	+ 8.4%	\$269,064	\$285,994	+ 6.3%
Percent of List Price Received		96.9%	97.4%	+ 0.5%	96.8%	97.0%	+ 0.2%
Housing Affordability Index		99	93	- 6.1%	98	96	- 2.0%
Inventory of Homes for Sale		5,087	5,679	+ 11.6%	—	—	—
Months Supply of Inventory		3.9	4.3	+ 10.3%	—	—	—

New Listings

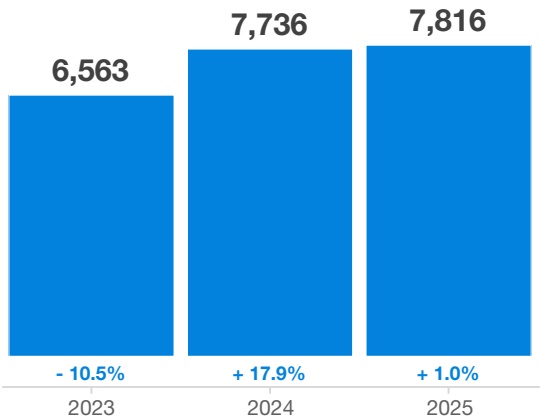
A count of the properties that have been newly listed on the market in a given month.



April

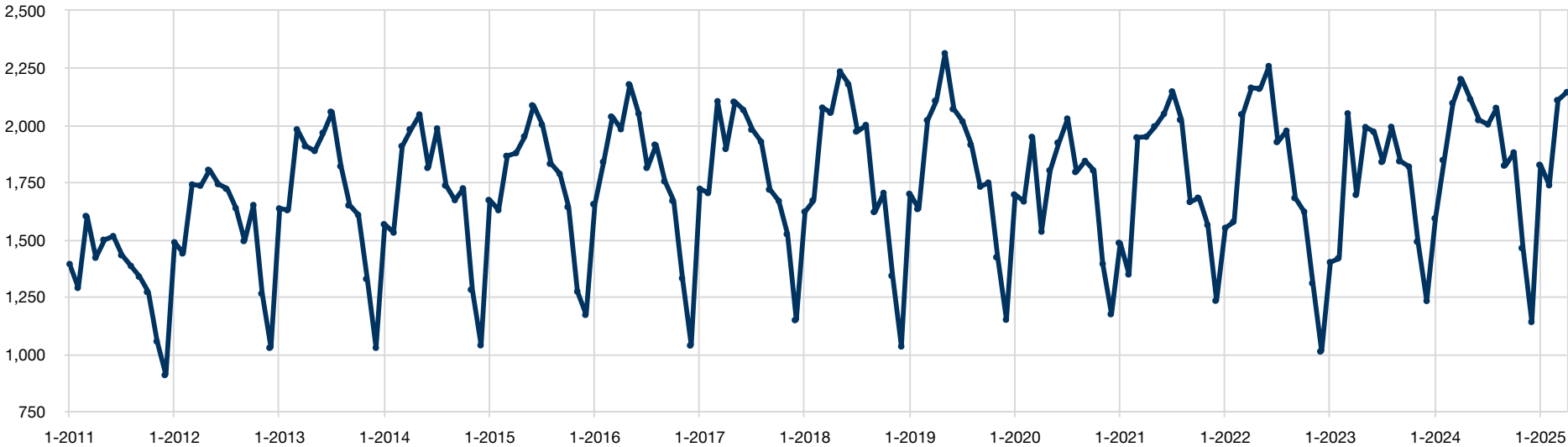


Year to Date



New Listings		Prior Year	Year-Over-Year Change
May-2024	2,113	1,991	+ 6.1%
Jun-2024	2,022	1,971	+ 2.6%
Jul-2024	2,003	1,839	+ 8.9%
Aug-2024	2,075	1,992	+ 4.2%
Sep-2024	1,823	1,842	- 1.0%
Oct-2024	1,880	1,818	+ 3.4%
Nov-2024	1,462	1,490	- 1.9%
Dec-2024	1,139	1,231	- 7.5%
Jan-2025	1,826	1,592	+ 14.7%
Feb-2025	1,737	1,847	- 6.0%
Mar-2025	2,109	2,096	+ 0.6%
Apr-2025	2,144	2,201	- 2.6%
12-Month Avg	1,861	1,826	+ 1.9%

Historical New Listings by Month



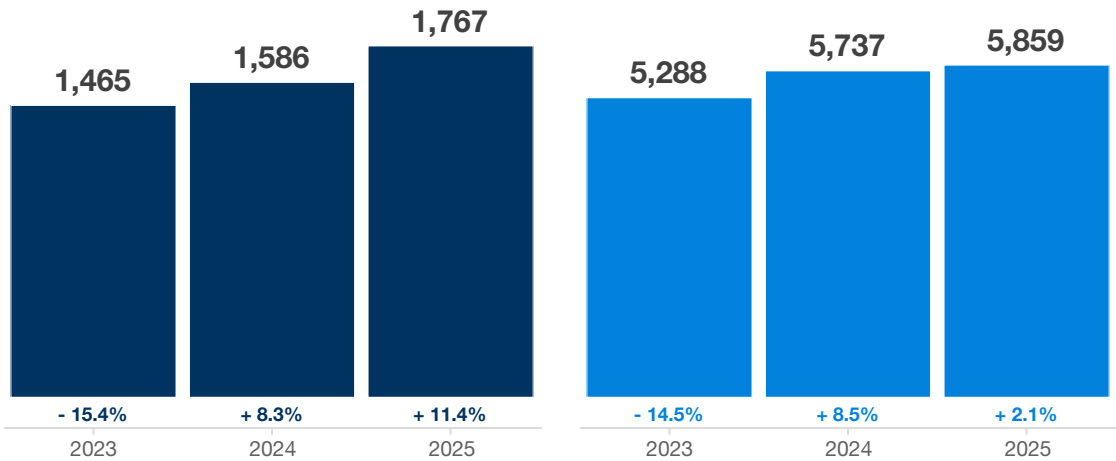
Pending Sales

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



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Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
May-2024	1,403	1,427	- 1.7%
Jun-2024	1,445	1,437	+ 0.6%
Jul-2024	1,376	1,414	- 2.7%
Aug-2024	1,312	1,401	- 6.4%
Sep-2024	1,227	1,186	+ 3.5%
Oct-2024	1,271	1,138	+ 11.7%
Nov-2024	1,050	1,010	+ 4.0%
Dec-2024	946	970	- 2.5%
Jan-2025	1,248	1,250	- 0.2%
Feb-2025	1,271	1,373	- 7.4%
Mar-2025	1,573	1,528	+ 2.9%
Apr-2025	1,767	1,586	+ 11.4%
12-Month Avg	1,324	1,310	+ 1.1%

Historical Pending Sales by Month

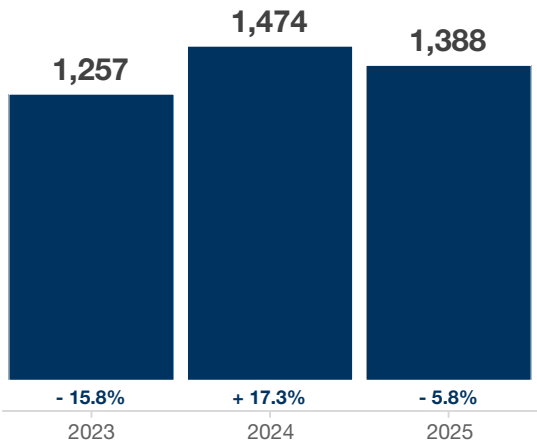


Closed Sales

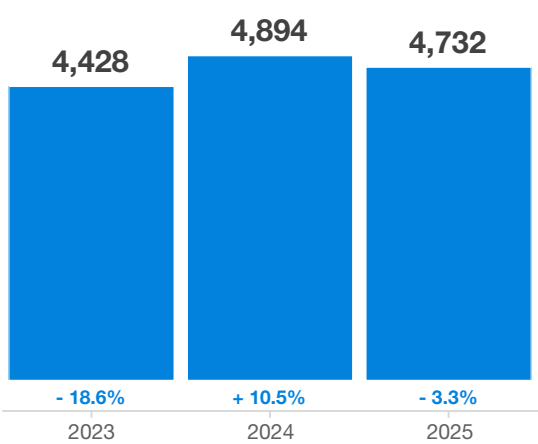
A count of the actual sales that closed in a given month.



April



Year to Date



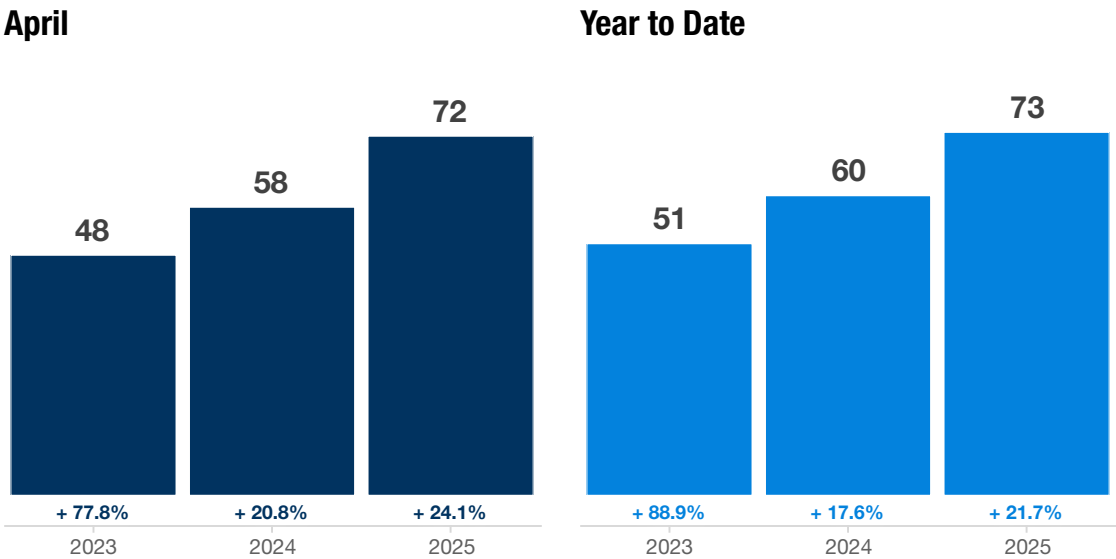
Closed Sales		Prior Year	Year-Over-Year Change
May-2024	1,580	1,531	+ 3.2%
Jun-2024	1,414	1,528	- 7.5%
Jul-2024	1,484	1,369	+ 8.4%
Aug-2024	1,447	1,546	- 6.4%
Sep-2024	1,191	1,303	- 8.6%
Oct-2024	1,356	1,201	+ 12.9%
Nov-2024	1,160	1,119	+ 3.7%
Dec-2024	1,228	1,164	+ 5.5%
Jan-2025	920	948	- 3.0%
Feb-2025	1,096	1,149	- 4.6%
Mar-2025	1,328	1,323	+ 0.4%
Apr-2025	1,388	1,474	- 5.8%
12-Month Avg	1,299	1,305	- 0.5%

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.



Days on Market		Prior Year	Year-Over-Year Change
May-2024	56	44	+ 27.3%
Jun-2024	53	42	+ 26.2%
Jul-2024	51	41	+ 24.4%
Aug-2024	53	42	+ 26.2%
Sep-2024	59	46	+ 28.3%
Oct-2024	62	44	+ 40.9%
Nov-2024	57	48	+ 18.8%
Dec-2024	62	52	+ 19.2%
Jan-2025	70	62	+ 12.9%
Feb-2025	72	60	+ 20.0%
Mar-2025	77	61	+ 26.2%
Apr-2025	72	58	+ 24.1%
12-Month Avg*	61	49	+ 24.4%

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

Historical Days on Market Until Sale by Month



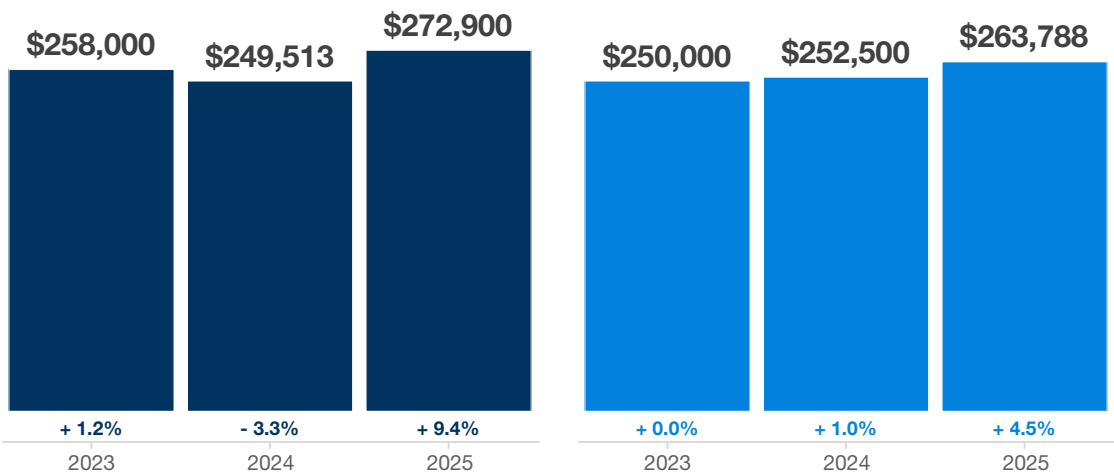
Median Sales Price

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



April

Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
May-2024	\$268,000	\$269,650	- 0.6%
Jun-2024	\$265,000	\$269,950	- 1.8%
Jul-2024	\$263,750	\$260,000	+ 1.4%
Aug-2024	\$261,000	\$252,900	+ 3.2%
Sep-2024	\$269,000	\$254,245	+ 5.8%
Oct-2024	\$265,000	\$254,900	+ 4.0%
Nov-2024	\$262,000	\$249,275	+ 5.1%
Dec-2024	\$269,000	\$238,250	+ 12.9%
Jan-2025	\$250,000	\$235,000	+ 6.4%
Feb-2025	\$262,250	\$261,868	+ 0.1%
Mar-2025	\$263,808	\$255,000	+ 3.5%
Apr-2025	\$272,900	\$249,513	+ 9.4%
12-Month Avg*	\$265,000	\$255,000	+ 3.9%

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

Historical Median Sales Price by Month



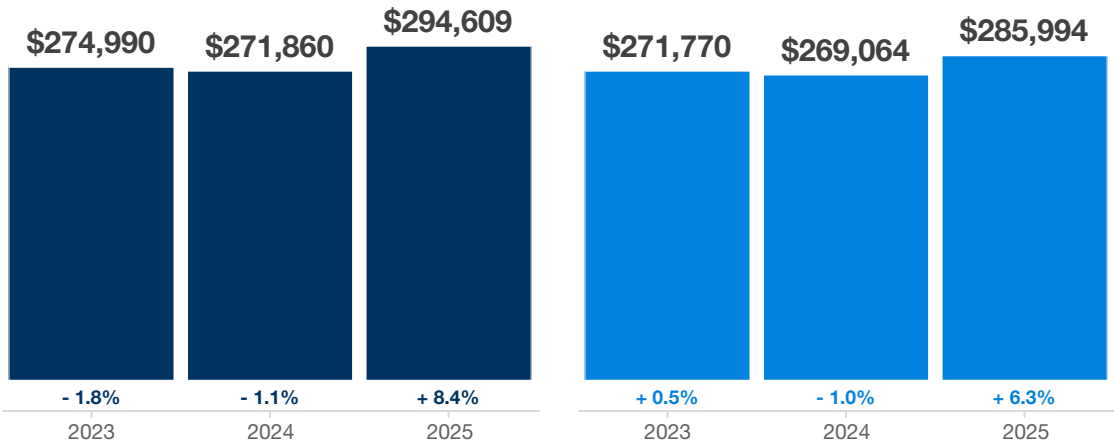
Average Sales Price

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



April

Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
May-2024	\$286,382	\$286,996 - 0.2%
Jun-2024	\$280,272	\$286,948 - 2.3%
Jul-2024	\$282,864	\$280,541 + 0.8%
Aug-2024	\$284,817	\$276,402 + 3.0%
Sep-2024	\$290,458	\$274,830 + 5.7%
Oct-2024	\$284,993	\$272,475 + 4.6%
Nov-2024	\$280,063	\$262,092 + 6.9%
Dec-2024	\$293,591	\$252,592 + 16.2%
Jan-2025	\$280,970	\$257,626 + 9.1%
Feb-2025	\$285,510	\$274,899 + 3.9%
Mar-2025	\$280,867	\$269,082 + 4.4%
Apr-2025	\$294,609	\$271,860 + 8.4%
12-Month Avg*	\$285,522	\$273,308 + 4.5%

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

Historical Average Sales Price by Month



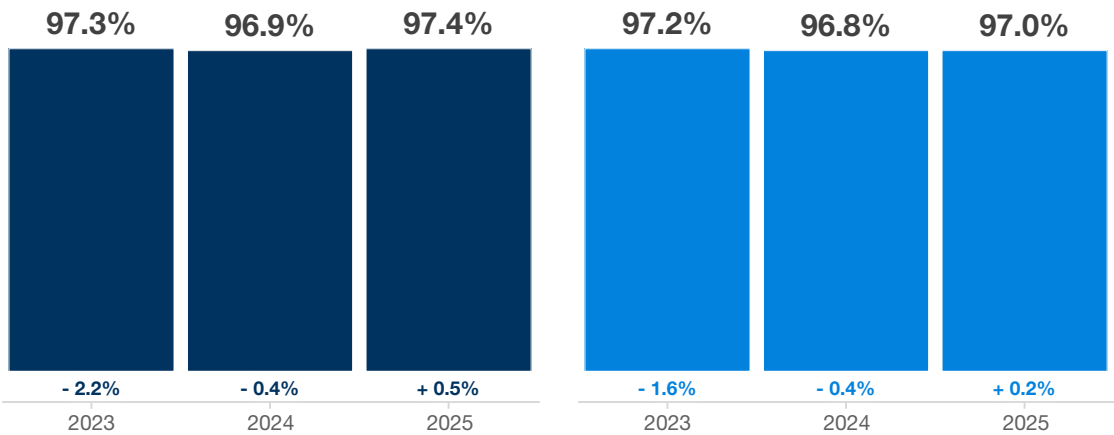
Percent of List Price Received

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.



April

Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
May-2024	97.1%	97.6%	- 0.5%
Jun-2024	97.3%	97.4%	- 0.1%
Jul-2024	96.9%	97.6%	- 0.7%
Aug-2024	96.9%	97.2%	- 0.3%
Sep-2024	97.1%	97.2%	- 0.1%
Oct-2024	96.8%	96.6%	+ 0.2%
Nov-2024	97.2%	96.3%	+ 0.9%
Dec-2024	97.0%	97.0%	0.0%
Jan-2025	96.5%	96.7%	- 0.2%
Feb-2025	96.8%	96.8%	0.0%
Mar-2025	96.9%	96.9%	0.0%
Apr-2025	97.4%	96.9%	+ 0.5%
12-Month Avg*	97.0%	97.1%	- 0.1%

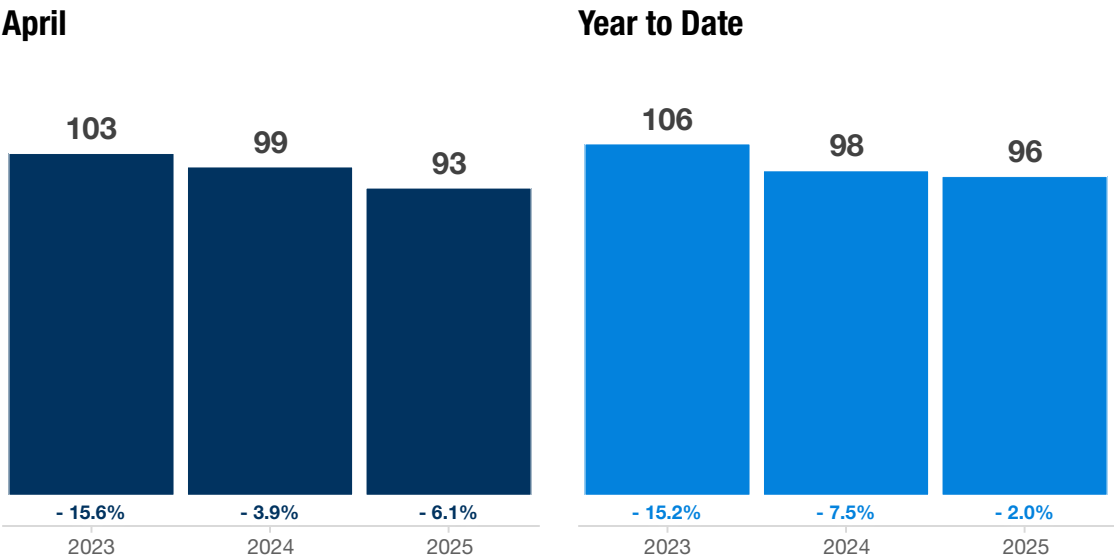
* Pct. of List Price Received for all properties from May 2024 through April 2025. This is not the average of the individual figures above.

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.



Affordability Index		Prior Year	Year-Over-Year Change
May-2024	94	97	- 3.1%
Jun-2024	96	97	- 1.0%
Jul-2024	97	98	- 1.0%
Aug-2024	102	97	+ 5.2%
Sep-2024	101	96	+ 5.2%
Oct-2024	98	92	+ 6.5%
Nov-2024	97	98	- 1.0%
Dec-2024	94	109	- 13.8%
Jan-2025	101	109	- 7.3%
Feb-2025	97	96	+ 1.0%
Mar-2025	97	100	- 3.0%
Apr-2025	93	99	- 6.1%
12-Month Avg	97	99	- 2.0%

Historical Housing Affordability Index by Month

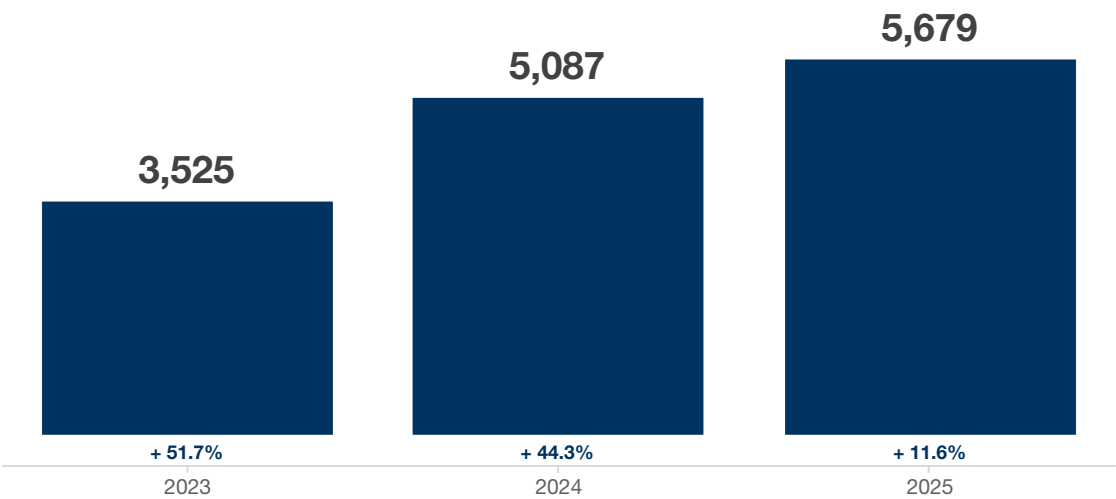


Inventory of Homes for Sale

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



April



Homes for Sale	Prior Year	Year-Over-Year Change
May-2024	5,390	3,759 + 43.4%
Jun-2024	5,520	3,999 + 38.0%
Jul-2024	5,684	4,070 + 39.7%
Aug-2024	5,846	4,302 + 35.9%
Sep-2024	5,977	4,574 + 30.7%
Oct-2024	6,073	4,834 + 25.6%
Nov-2024	5,967	4,917 + 21.4%
Dec-2024	5,567	4,707 + 18.3%
Jan-2025	5,668	4,633 + 22.3%
Feb-2025	5,720	4,754 + 20.3%
Mar-2025	5,768	4,919 + 17.3%
Apr-2025	5,679	5,087 + 11.6%
12-Month Avg	5,738	4,546 + 26.2%

Historical Inventory of Homes for Sale by Month

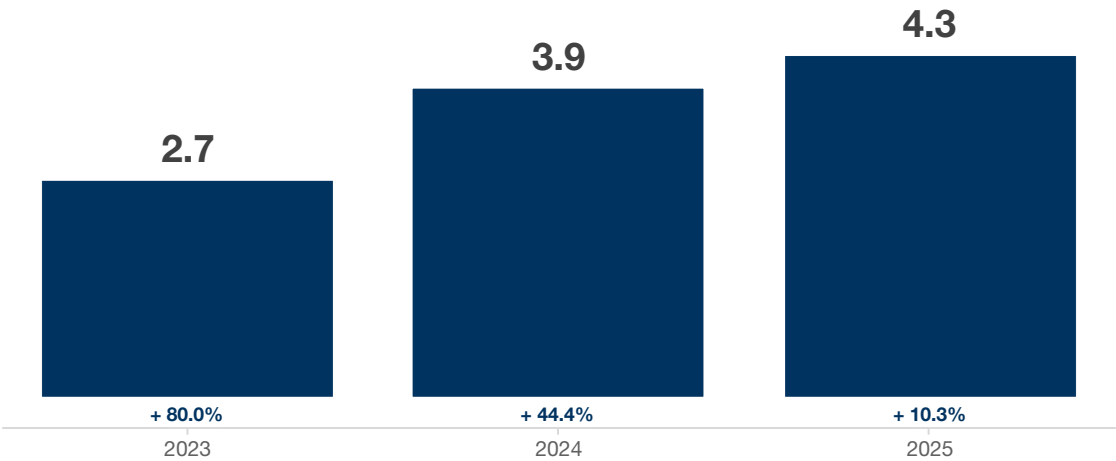


Months Supply of Inventory

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.



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Months Supply		Prior Year	Year-Over-Year Change
May-2024	4.1	2.9	+ 41.4%
Jun-2024	4.2	3.1	+ 35.5%
Jul-2024	4.4	3.2	+ 37.5%
Aug-2024	4.5	3.4	+ 32.4%
Sep-2024	4.6	3.6	+ 27.8%
Oct-2024	4.6	3.8	+ 21.1%
Nov-2024	4.5	3.9	+ 15.4%
Dec-2024	4.2	3.7	+ 13.5%
Jan-2025	4.3	3.6	+ 19.4%
Feb-2025	4.4	3.7	+ 18.9%
Mar-2025	4.4	3.8	+ 15.8%
Apr-2025	4.3	3.9	+ 10.3%
12-Month Avg*	4.4	3.6	+ 23.4%

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

Historical Months Supply of Inventory by Month

