

# Monthly Indicators



## April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the MLS United service area increased 6.2 percent to 2,373. Pending Sales increased 13.6 percent to 1,889. Inventory decreased 0.9 percent to 6,340.

Median Sales Price remained flat at \$270,000. Days on Market decreased 5.6 percent to 68. Months Supply of Inventory decreased 6.4 percent to 4.4.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Quick Facts

<b>+ 3.8%</b>	<b>+ 0.0%</b>	<b>- 0.9%</b>
Change in <b>Closed Sales</b>	Change in <b>Median Sales Price</b>	Change in <b>Homes for Sale</b>

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.



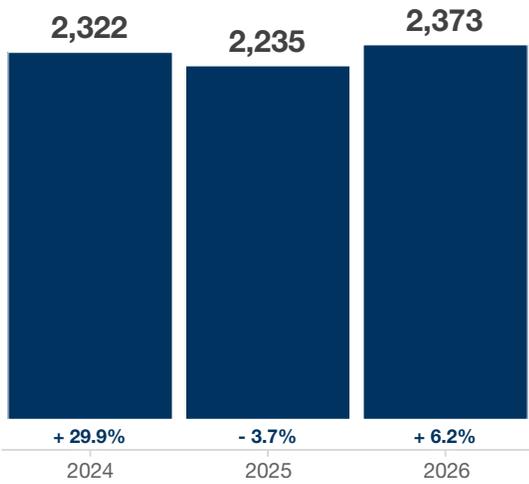
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,235	<b>2,373</b>	+ 6.2%	8,152	<b>8,650</b>	+ 6.1%
<b>Pending Sales</b>		1,663	<b>1,889</b>	+ 13.6%	5,840	<b>6,286</b>	+ 7.6%
<b>Closed Sales</b>		1,465	<b>1,521</b>	+ 3.8%	4,968	<b>5,008</b>	+ 0.8%
<b>Days on Market Until Sale</b>		72	<b>68</b>	- 5.6%	72	<b>73</b>	+ 1.4%
<b>Median Sales Price</b>		\$269,950	<b>\$270,000</b>	+ 0.0%	\$260,000	<b>\$264,500</b>	+ 1.7%
<b>Average Sales Price</b>		\$291,976	<b>\$297,818</b>	+ 2.0%	\$283,199	<b>\$285,499</b>	+ 0.8%
<b>Percent of List Price Received</b>		97.3%	<b>96.5%</b>	- 0.8%	96.9%	<b>96.6%</b>	- 0.3%
<b>Housing Affordability Index</b>		98	<b>103</b>	+ 5.1%	102	<b>106</b>	+ 3.9%
<b>Inventory of Homes for Sale</b>		6,397	<b>6,340</b>	- 0.9%	—	—	—
<b>Months Supply of Inventory</b>		4.7	<b>4.4</b>	- 6.4%	—	—	—

# New Listings

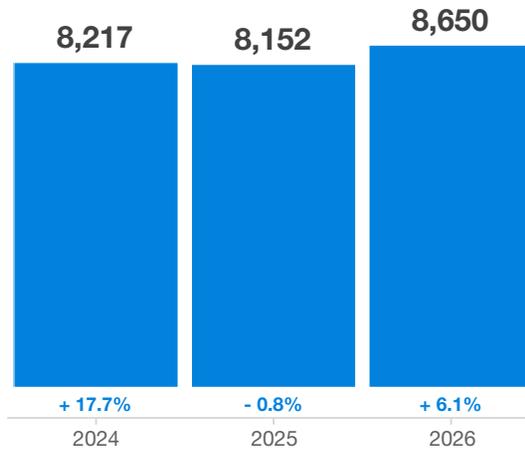
A count of the properties that have been newly listed on the market in a given month.



## April

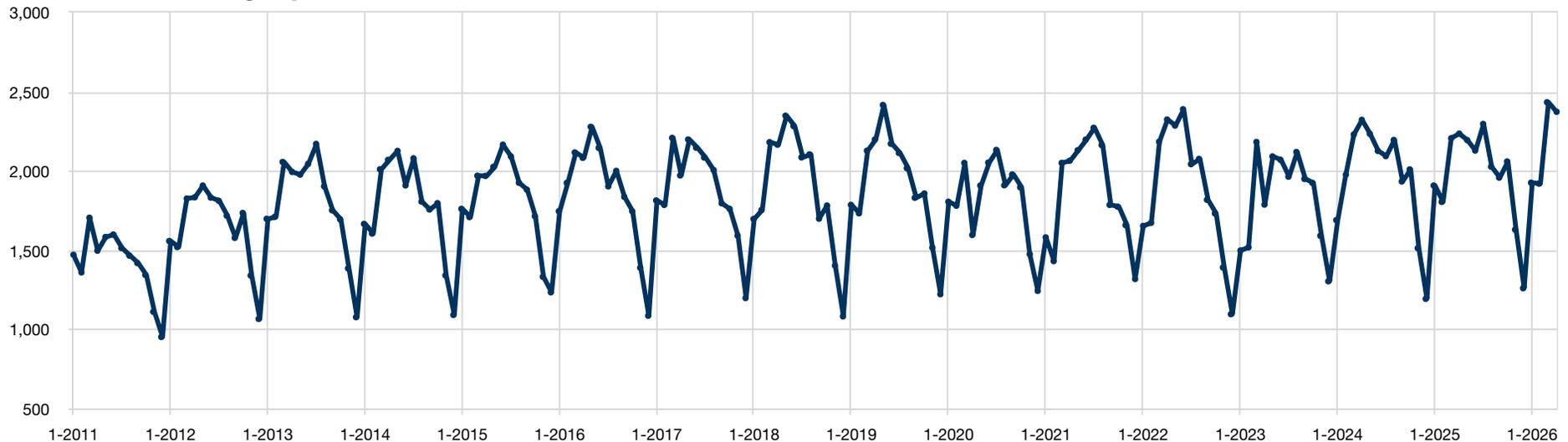


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
May-2025	2,194	2,234	- 1.8%
Jun-2025	2,128	2,126	+ 0.1%
Jul-2025	2,296	2,093	+ 9.7%
Aug-2025	2,026	2,195	- 7.7%
Sep-2025	1,957	1,933	+ 1.2%
Oct-2025	2,059	2,009	+ 2.5%
Nov-2025	1,629	1,512	+ 7.7%
Dec-2025	1,259	1,192	+ 5.6%
Jan-2026	1,925	1,907	+ 0.9%
Feb-2026	1,919	1,804	+ 6.4%
Mar-2026	2,433	2,206	+ 10.3%
<b>Apr-2026</b>	<b>2,373</b>	<b>2,235</b>	<b>+ 6.2%</b>
12-Month Avg	2,017	1,954	+ 3.2%

## Historical New Listings by Month

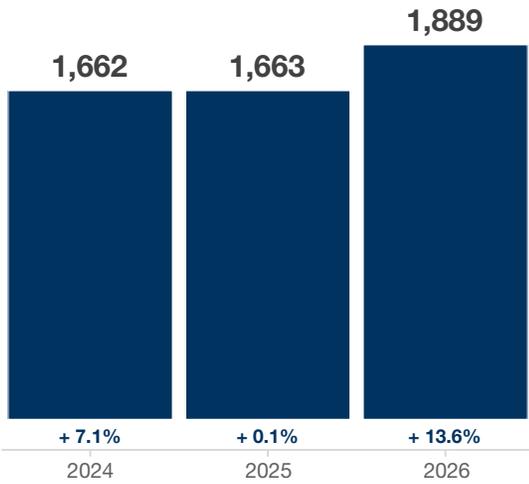


# Pending Sales

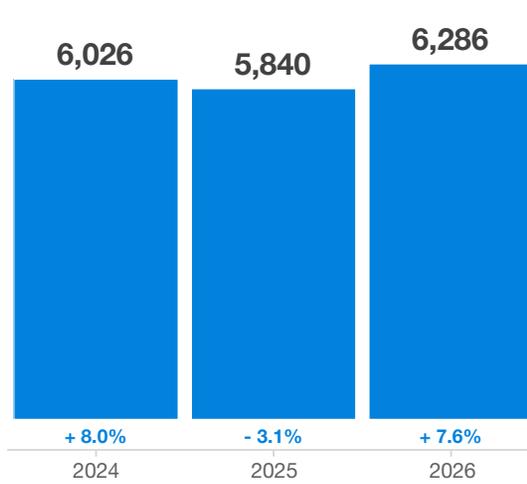
A count of the properties on which offers have been accepted in a given month.



## April

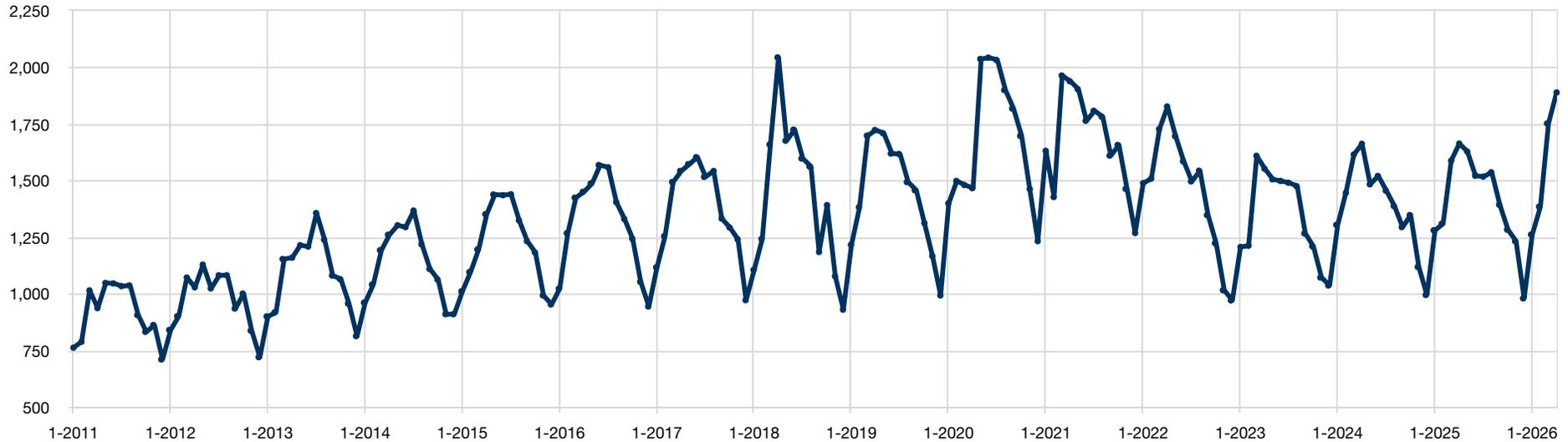


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
May-2025	1,628	1,483	+ 9.8%
Jun-2025	1,521	1,520	+ 0.1%
Jul-2025	1,517	1,455	+ 4.3%
Aug-2025	1,536	1,387	+ 10.7%
Sep-2025	1,393	1,294	+ 7.7%
Oct-2025	1,283	1,347	- 4.8%
Nov-2025	1,232	1,118	+ 10.2%
Dec-2025	979	994	- 1.5%
Jan-2026	1,261	1,280	- 1.5%
Feb-2026	1,384	1,309	+ 5.7%
Mar-2026	1,752	1,588	+ 10.3%
<b>Apr-2026</b>	<b>1,889</b>	<b>1,663</b>	<b>+ 13.6%</b>
12-Month Avg	1,448	1,370	+ 5.7%

## Historical Pending Sales by Month

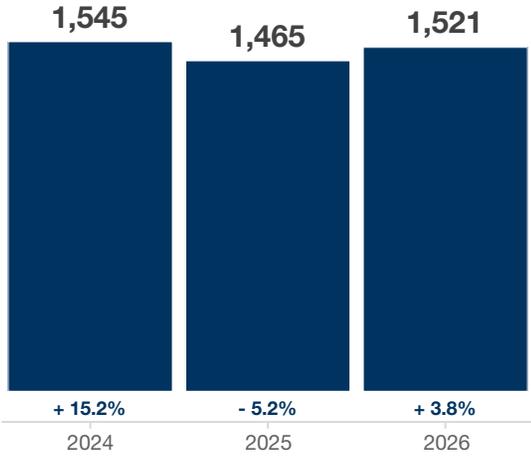


# Closed Sales

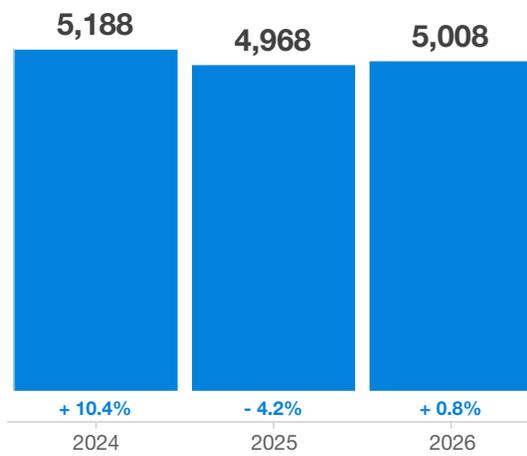
A count of the actual sales that closed in a given month.



## April



## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
May-2025	1,680	1,657	+ 1.4%
Jun-2025	1,664	1,503	+ 10.7%
Jul-2025	1,629	1,557	+ 4.6%
Aug-2025	1,578	1,522	+ 3.7%
Sep-2025	1,472	1,258	+ 17.0%
Oct-2025	1,366	1,455	- 6.1%
Nov-2025	1,125	1,235	- 8.9%
Dec-2025	1,426	1,284	+ 11.1%
Jan-2026	954	964	- 1.0%
Feb-2026	1,115	1,155	- 3.5%
Mar-2026	1,418	1,384	+ 2.5%
<b>Apr-2026</b>	<b>1,521</b>	<b>1,465</b>	<b>+ 3.8%</b>
12-Month Avg	1,412	1,370	+ 3.1%

## Historical Closed Sales by Month

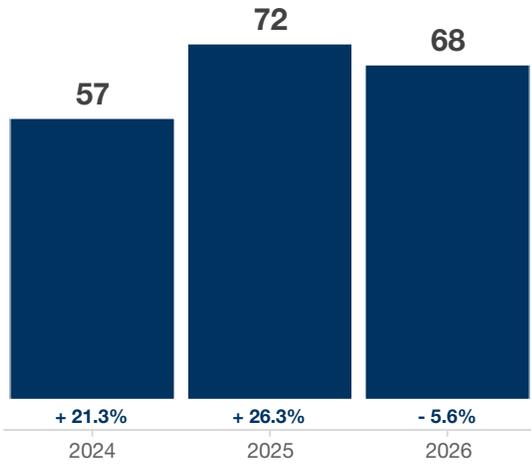


# Days on Market Until Sale

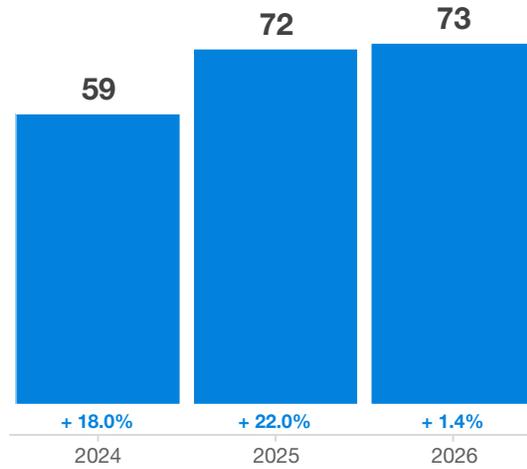
Average number of days between when a property is listed and when an offer is accepted in a given month.



## April



## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
May-2025	61	56	+ 8.9%
Jun-2025	62	52	+ 19.2%
Jul-2025	61	50	+ 22.0%
Aug-2025	63	53	+ 18.9%
Sep-2025	62	59	+ 5.1%
Oct-2025	65	60	+ 8.3%
Nov-2025	64	57	+ 12.3%
Dec-2025	69	61	+ 13.1%
Jan-2026	73	69	+ 5.8%
Feb-2026	81	71	+ 14.1%
Mar-2026	73	75	- 2.7%
<b>Apr-2026</b>	<b>68</b>	<b>72</b>	<b>- 5.6%</b>
12-Month Avg*	66	61	+ 8.9%

\* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

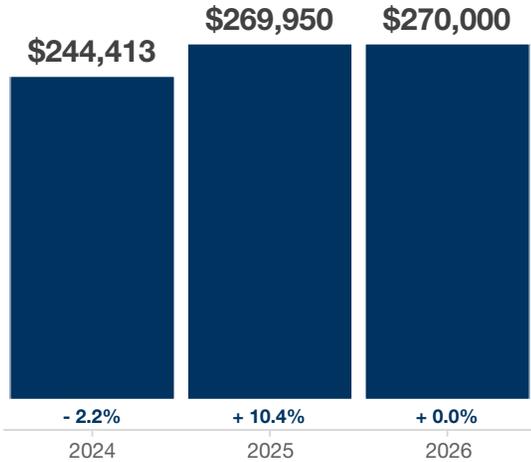


# Median Sales Price

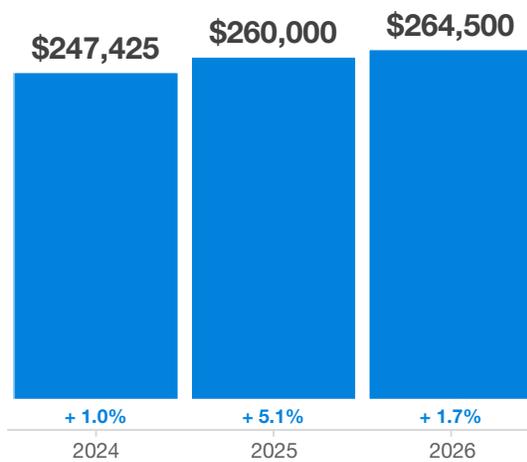
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## April



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$268,000	\$262,500	+ 2.1%
Jun-2025	\$275,000	\$260,000	+ 5.8%
Jul-2025	\$264,000	\$259,000	+ 1.9%
Aug-2025	\$262,000	\$255,000	+ 2.7%
Sep-2025	\$263,750	\$265,000	- 0.5%
Oct-2025	\$262,750	\$257,500	+ 2.0%
Nov-2025	\$268,000	\$260,000	+ 3.1%
Dec-2025	\$260,000	\$265,000	- 1.9%
Jan-2026	\$252,170	\$246,500	+ 2.3%
Feb-2026	\$259,900	\$259,994	- 0.0%
Mar-2026	\$264,900	\$260,000	+ 1.9%
<b>Apr-2026</b>	<b>\$270,000</b>	<b>\$269,950</b>	<b>+ 0.0%</b>
12-Month Avg*	\$265,000	\$260,000	+ 1.9%

\* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

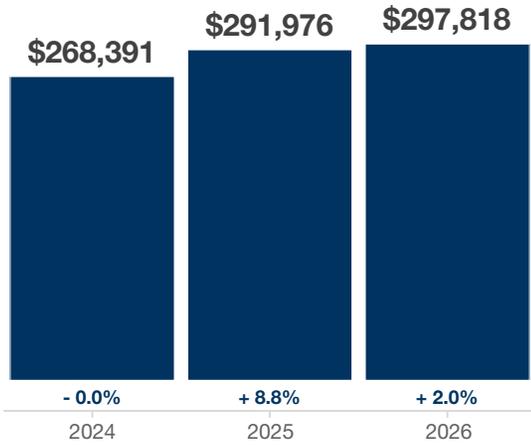


# Average Sales Price

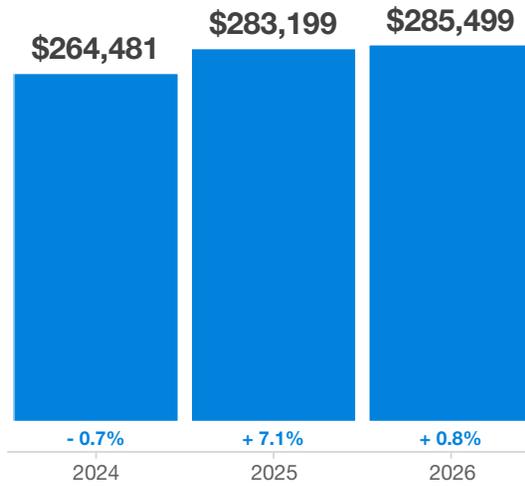
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April



## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
May-2025	\$294,254	\$282,164	+ 4.3%
Jun-2025	\$303,160	\$276,377	+ 9.7%
Jul-2025	\$283,542	\$277,630	+ 2.1%
Aug-2025	\$287,128	\$279,078	+ 2.9%
Sep-2025	\$289,801	\$285,504	+ 1.5%
Oct-2025	\$286,430	\$281,373	+ 1.8%
Nov-2025	\$293,521	\$278,757	+ 5.3%
Dec-2025	\$295,646	\$289,408	+ 2.2%
Jan-2026	\$269,599	\$276,652	- 2.5%
Feb-2026	\$273,235	\$283,040	- 3.5%
Mar-2026	\$292,573	\$278,602	+ 5.0%
<b>Apr-2026</b>	<b>\$297,818</b>	<b>\$291,976</b>	<b>+ 2.0%</b>
12-Month Avg*	\$289,913	\$281,731	+ 2.9%

\* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month



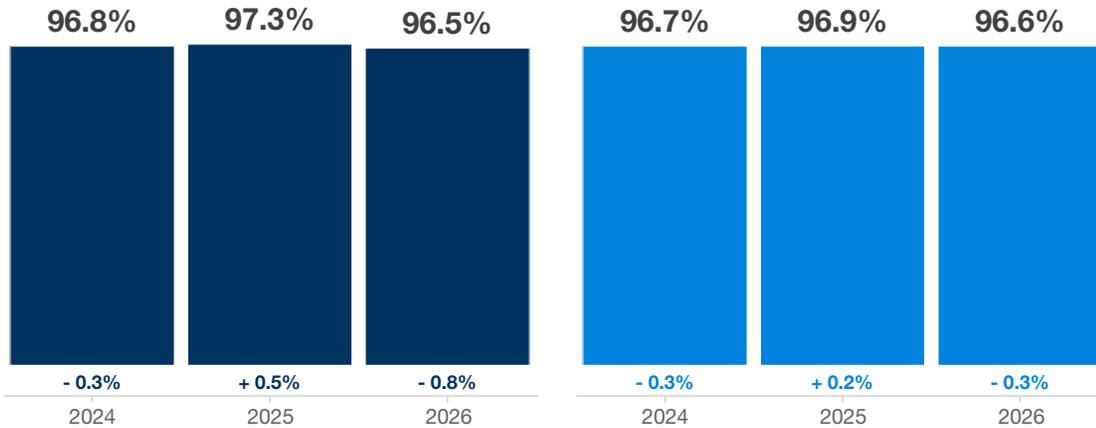
# Percent of List Price Received

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-2025	97.5%	97.0%	+ 0.5%
Jun-2025	97.0%	97.1%	- 0.1%
Jul-2025	96.7%	96.7%	0.0%
Aug-2025	96.5%	96.7%	- 0.2%
Sep-2025	96.9%	96.9%	0.0%
Oct-2025	96.3%	96.6%	- 0.3%
Nov-2025	96.8%	97.0%	- 0.2%
Dec-2025	96.7%	96.8%	- 0.1%
Jan-2026	96.2%	96.4%	- 0.2%
Feb-2026	96.7%	96.7%	0.0%
Mar-2026	96.9%	96.8%	+ 0.1%
<b>Apr-2026</b>	<b>96.5%</b>	<b>97.3%</b>	<b>- 0.8%</b>
12-Month Avg*	96.7%	96.9%	- 0.1%

\* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

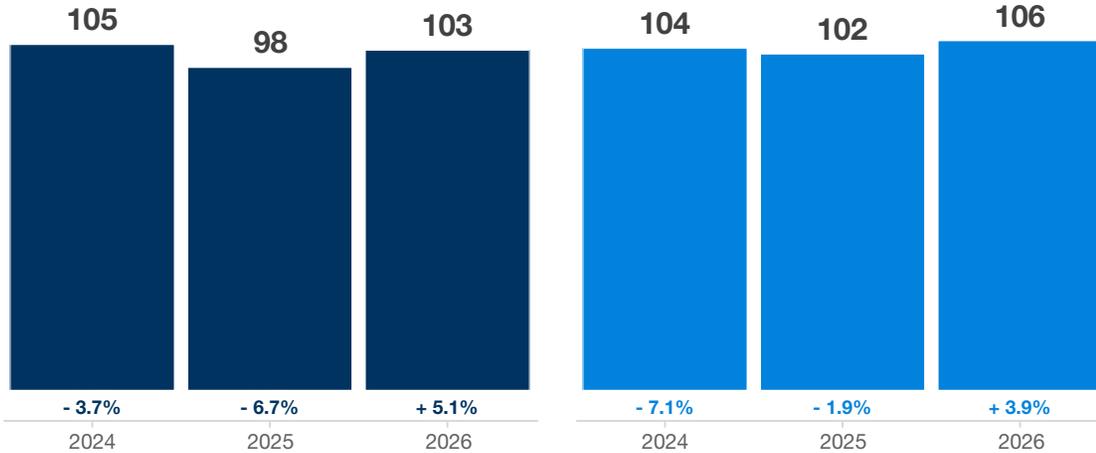


# Housing Affordability Index

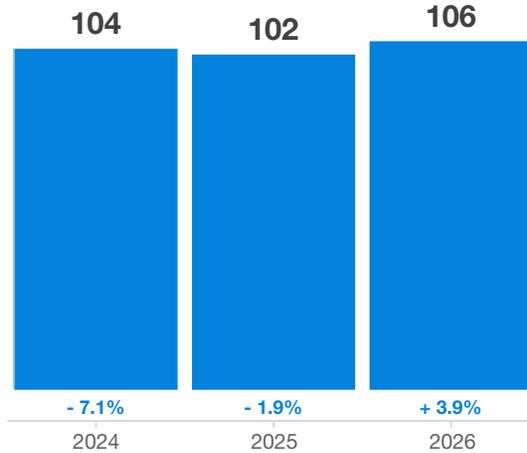
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## April



## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
May-2025	98	99	- 1.0%
Jun-2025	96	101	- 5.0%
Jul-2025	101	103	- 1.9%
Aug-2025	103	108	- 4.6%
Sep-2025	106	107	- 0.9%
Oct-2025	107	105	+ 1.9%
Nov-2025	105	102	+ 2.9%
Dec-2025	108	99	+ 9.1%
Jan-2026	113	106	+ 6.6%
Feb-2026	110	102	+ 7.8%
Mar-2026	104	103	+ 1.0%
<b>Apr-2026</b>	<b>103</b>	<b>98</b>	<b>+ 5.1%</b>
12-Month Avg	105	103	+ 1.9%

## Historical Housing Affordability Index by Month

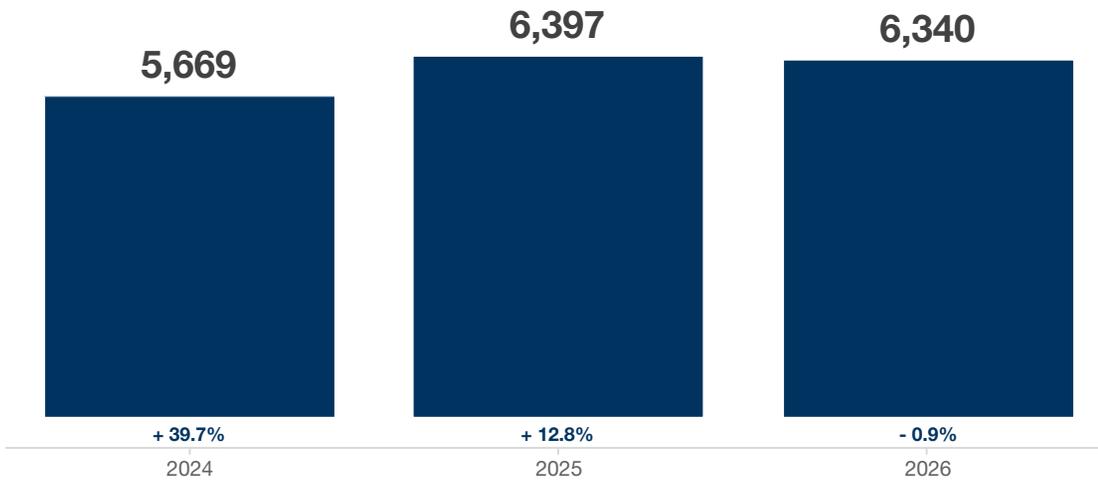


# Inventory of Homes for Sale

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-2025	5,983	+ 7.6%
Jun-2025	6,109	+ 5.0%
Jul-2025	6,253	+ 6.2%
Aug-2025	6,418	+ 1.7%
Sep-2025	6,556	- 0.7%
Oct-2025	6,673	- 0.9%
Nov-2025	6,524	- 0.8%
Dec-2025	6,084	- 0.5%
Jan-2026	6,202	- 0.3%
Feb-2026	6,246	+ 0.3%
Mar-2026	6,330	+ 1.2%
<b>Apr-2026</b>	<b>6,397</b>	<b>- 0.9%</b>
12-Month Avg	6,406	+ 1.4%

## Historical Inventory of Homes for Sale by Month

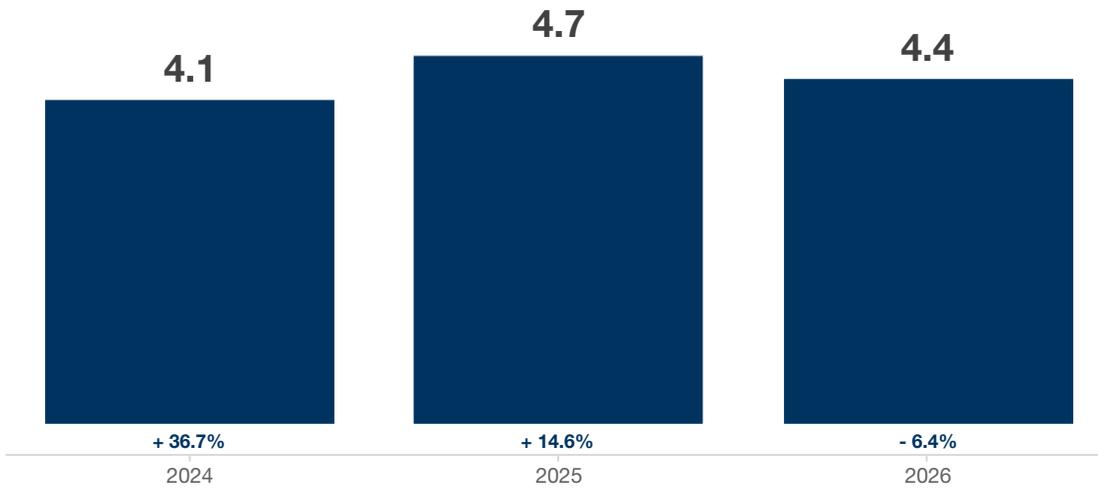


# Months Supply of Inventory

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.



## April



	Months Supply	Prior Year	Year-Over-Year Change
May-2025	4.7	4.3	+ 9.3%
Jun-2025	4.6	4.4	+ 4.5%
Jul-2025	4.8	4.5	+ 6.7%
Aug-2025	4.7	4.7	0.0%
Sep-2025	4.6	4.8	- 4.2%
Oct-2025	4.7	4.8	- 2.1%
Nov-2025	4.6	4.7	- 2.1%
Dec-2025	4.3	4.4	- 2.3%
Jan-2026	4.4	4.5	- 2.2%
Feb-2026	4.4	4.6	- 4.3%
Mar-2026	4.5	4.6	- 2.2%
<b>Apr-2026</b>	<b>4.4</b>	<b>4.7</b>	<b>- 6.4%</b>
12-Month Avg*	4.6	4.6	- 0.6%

\* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month

