

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings in the MLS United service area increased 7.3 percent to 1,622. Pending Sales increased 18.3 percent to 1,323. Inventory decreased 4.3 percent to 6,240.

Median Sales Price increased 3.5 percent from \$260,000 to \$269,000. Days on Market increased 12.3 percent to 64. Months Supply of Inventory decreased 6.4 percent to 4.4.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

**- 9.5%**

Change in  
**Closed Sales**

**+ 3.5%**

Change in  
**Median Sales Price**

**- 4.3%**

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.



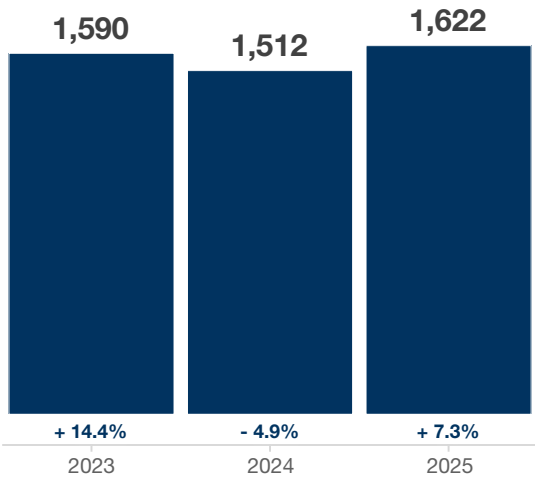
Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		1,512	<b>1,622</b>	+ 7.3%	22,321	<b>22,381</b>	+ 0.3%
<b>Pending Sales</b>		1,118	<b>1,323</b>	+ 18.3%	15,634	<b>16,121</b>	+ 3.1%
<b>Closed Sales</b>		1,235	<b>1,118</b>	- 9.5%	15,371	<b>15,454</b>	+ 0.5%
<b>Days on Market Until Sale</b>		57	<b>64</b>	+ 12.3%	56	<b>65</b>	+ 16.1%
<b>Median Sales Price</b>		\$260,000	<b>\$269,000</b>	+ 3.5%	\$255,000	<b>\$265,000</b>	+ 3.9%
<b>Average Sales Price</b>		\$278,757	<b>\$293,643</b>	+ 5.3%	\$274,802	<b>\$288,741</b>	+ 5.1%
<b>Percent of List Price Received</b>		97.0%	<b>96.8%</b>	- 0.2%	96.8%	<b>96.8%</b>	0.0%
<b>Housing Affordability Index</b>		97	<b>99</b>	+ 2.1%	99	<b>101</b>	+ 2.0%
<b>Inventory of Homes for Sale</b>		6,523	<b>6,240</b>	- 4.3%	—	—	—
<b>Months Supply of Inventory</b>		4.7	<b>4.4</b>	- 6.4%	—	—	—

# New Listings

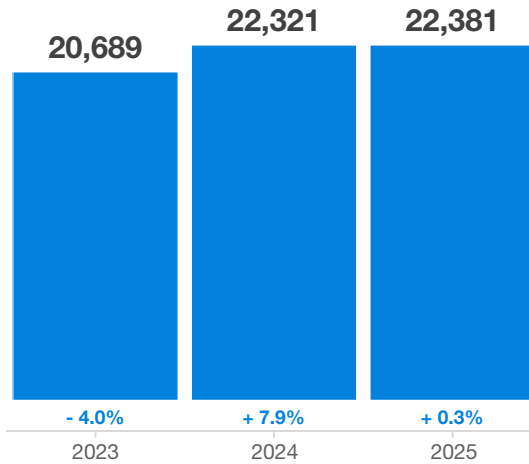
A count of the properties that have been newly listed on the market in a given month.



## November

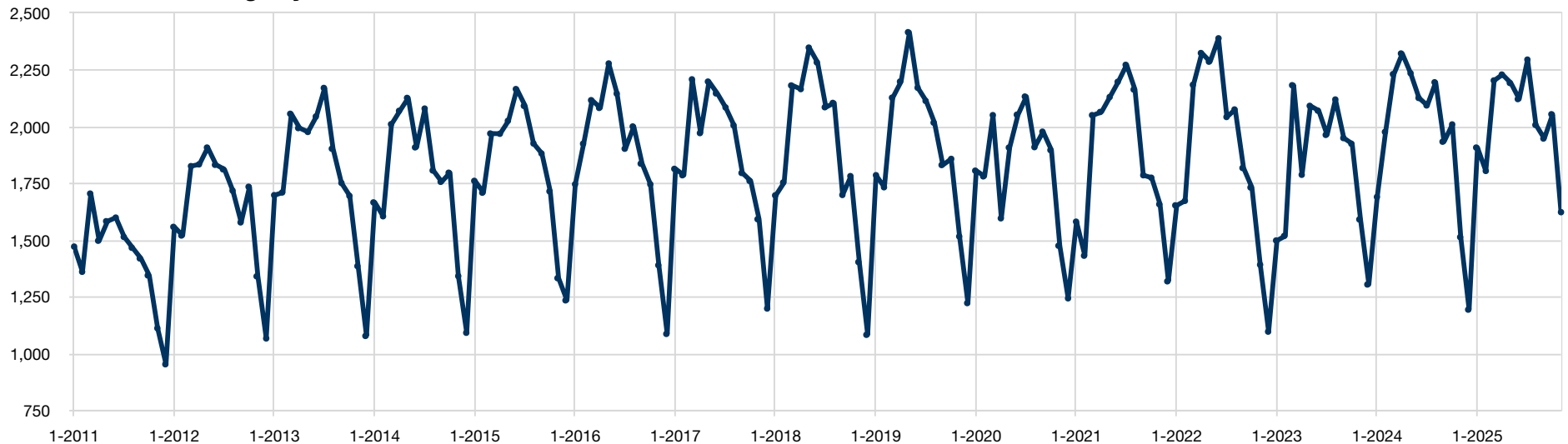


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Dec-2024	1,192	1,303	-8.5%
Jan-2025	1,907	1,689	+12.9%
Feb-2025	1,804	1,976	-8.7%
Mar-2025	2,203	2,231	-1.3%
Apr-2025	2,229	2,322	-4.0%
May-2025	2,192	2,235	-1.9%
Jun-2025	2,121	2,126	-0.2%
Jul-2025	2,295	2,093	+9.7%
Aug-2025	2,007	2,195	-8.6%
Sep-2025	1,947	1,933	+0.7%
Oct-2025	2,054	2,009	+2.2%
<b>Nov-2025</b>	<b>1,622</b>	<b>1,512</b>	<b>+7.3%</b>
12-Month Avg	1,964	1,969	-0.3%

## Historical New Listings by Month

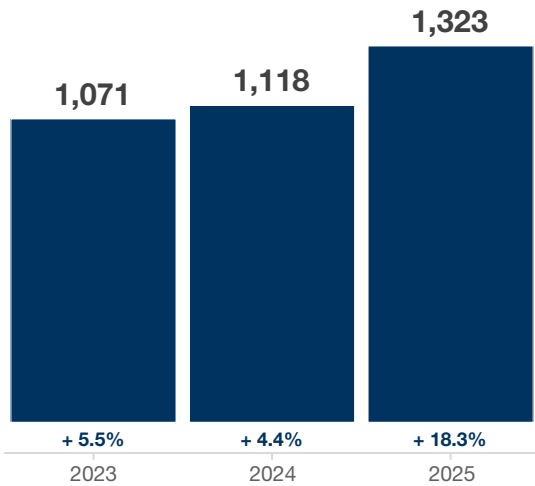


# Pending Sales

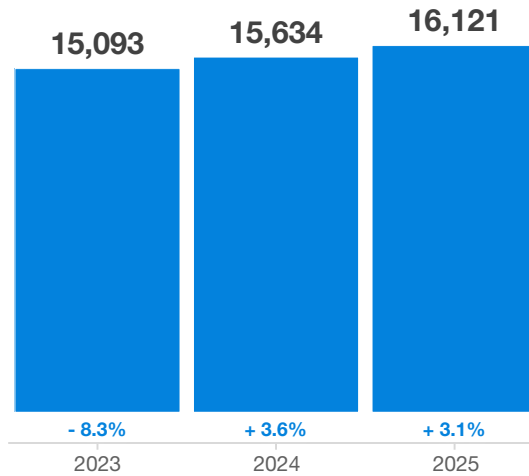
A count of the properties on which offers have been accepted in a given month.



## November

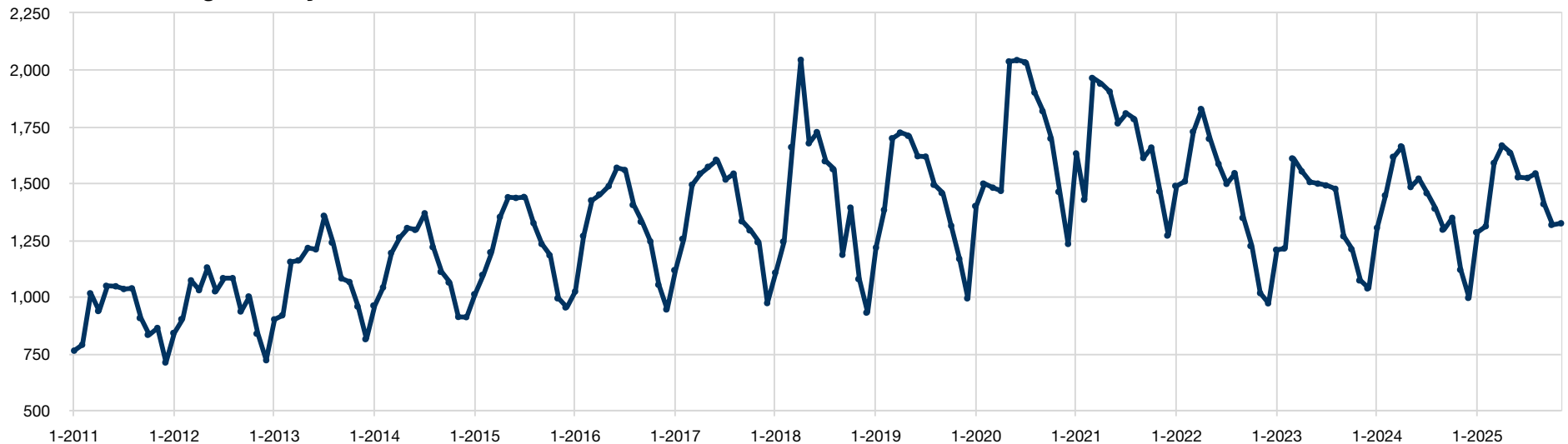


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Dec-2024	994	1,036	- 4.1%
Jan-2025	1,283	1,303	- 1.5%
Feb-2025	1,310	1,446	- 9.4%
Mar-2025	1,589	1,616	- 1.7%
Apr-2025	1,666	1,662	+ 0.2%
May-2025	1,634	1,483	+ 10.2%
Jun-2025	1,526	1,520	+ 0.4%
Jul-2025	1,523	1,456	+ 4.6%
Aug-2025	1,543	1,388	+ 11.2%
Sep-2025	1,408	1,295	+ 8.7%
Oct-2025	1,316	1,347	- 2.3%
<b>Nov-2025</b>	<b>1,323</b>	<b>1,118</b>	<b>+ 18.3%</b>
12-Month Avg	1,426	1,389	+ 2.7%

## Historical Pending Sales by Month

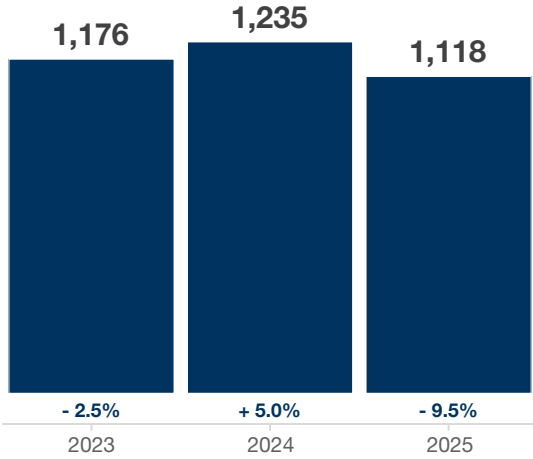


# Closed Sales

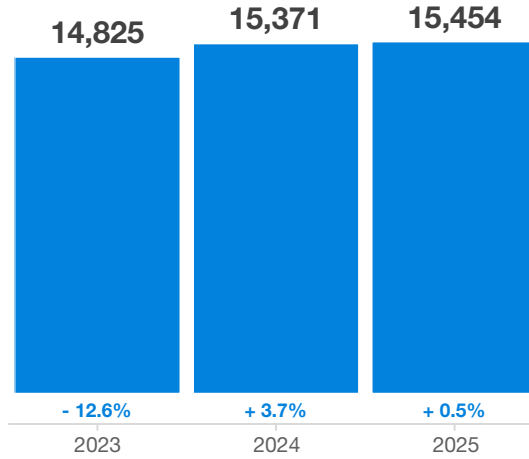
A count of the actual sales that closed in a given month.



## November



## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Dec-2024	1,284	1,220	+ 5.2%
Jan-2025	964	1,014	- 4.9%
Feb-2025	1,155	1,211	- 4.6%
Mar-2025	1,381	1,418	- 2.6%
Apr-2025	1,464	1,545	- 5.2%
May-2025	1,676	1,657	+ 1.1%
Jun-2025	1,664	1,503	+ 10.7%
Jul-2025	1,628	1,556	+ 4.6%
Aug-2025	1,577	1,521	+ 3.7%
Sep-2025	1,467	1,256	+ 16.8%
Oct-2025	1,360	1,455	- 6.5%
<b>Nov-2025</b>	<b>1,118</b>	<b>1,235</b>	<b>- 9.5%</b>
12-Month Avg	1,395	1,383	+ 0.9%

## Historical Closed Sales by Month

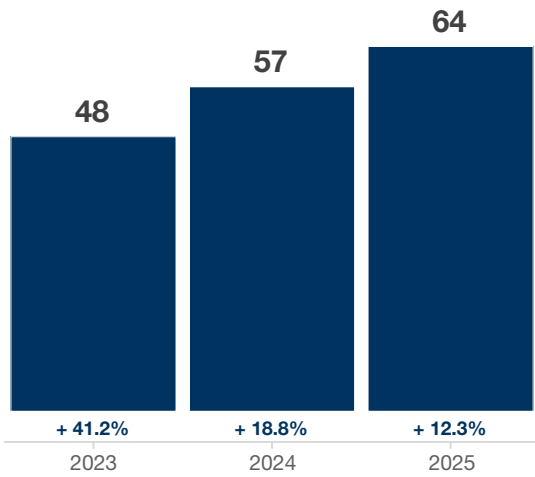


# Days on Market Until Sale

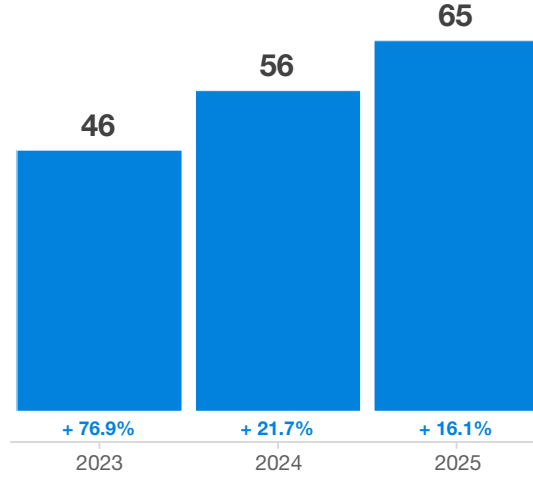
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November



## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
Dec-2024	61	51	+ 19.6%
Jan-2025	69	61	+ 13.1%
Feb-2025	71	59	+ 20.3%
Mar-2025	75	60	+ 25.0%
Apr-2025	72	57	+ 26.3%
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	64	60	+ 6.7%
<b>Nov-2025</b>	<b>64</b>	<b>57</b>	<b>+ 12.3%</b>
12-Month Avg*	65	56	+ 16.3%

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

## Historical Days on Market Until Sale by Month

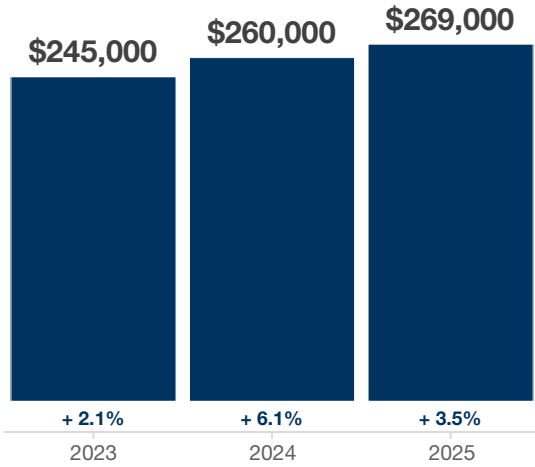


# Median Sales Price

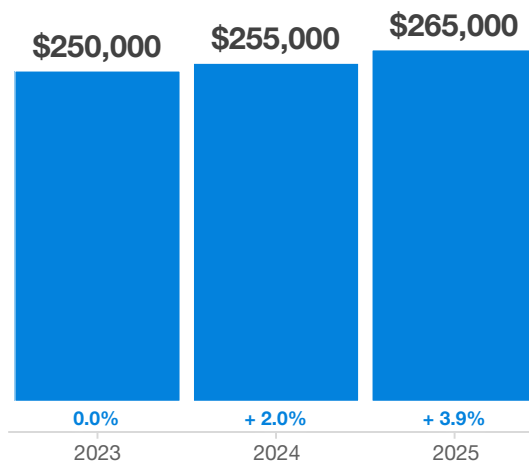
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## November



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$265,000	\$235,000	+ 12.8%
Jan-2025	\$246,500	\$230,000	+ 7.2%
Feb-2025	\$259,994	\$259,000	+ 0.4%
Mar-2025	\$261,000	\$250,000	+ 4.4%
Apr-2025	\$270,000	\$244,413	+ 10.5%
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	\$262,500	\$255,000	+ 2.9%
Sep-2025	\$265,000	\$265,000	0.0%
Oct-2025	\$262,750	\$257,500	+ 2.0%
<b>Nov-2025</b>	<b>\$269,000</b>	<b>\$260,000</b>	<b>+ 3.5%</b>
12-Month Avg*	\$265,000	\$254,999	+ 3.9%

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

## Historical Median Sales Price by Month

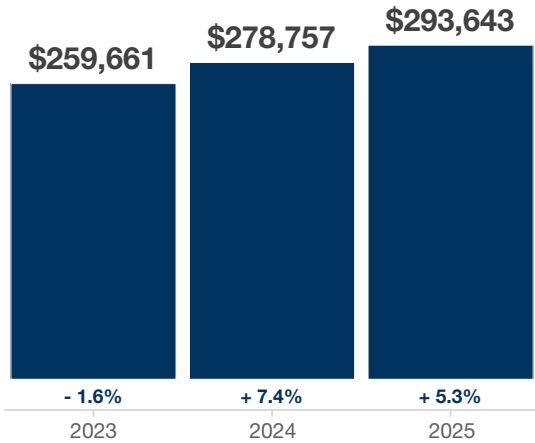


# Average Sales Price

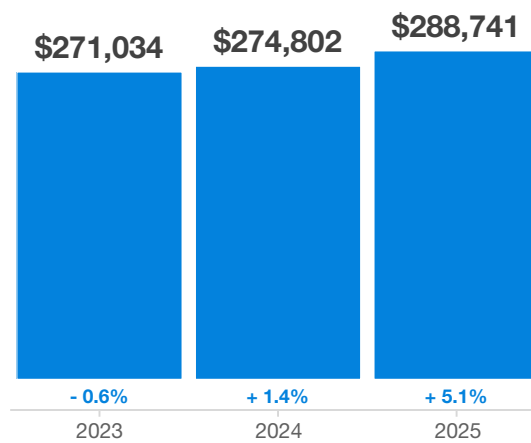
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



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## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$289,408	\$249,402	+ 16.0%
Jan-2025	\$276,659	\$252,716	+ 9.5%
Feb-2025	\$283,057	\$269,617	+ 5.0%
Mar-2025	\$278,863	\$264,252	+ 5.5%
Apr-2025	\$291,909	\$268,391	+ 8.8%
May-2025	\$294,518	\$282,164	+ 4.4%
Jun-2025	\$302,952	\$276,377	+ 9.6%
Jul-2025	\$283,806	\$277,648	+ 2.2%
Aug-2025	\$287,231	\$279,098	+ 2.9%
Sep-2025	\$290,014	\$285,811	+ 1.5%
Oct-2025	\$286,499	\$281,373	+ 1.8%
<b>Nov-2025</b>	<b>\$293,643</b>	<b>\$278,757</b>	<b>+ 5.3%</b>
12-Month Avg*	\$288,793	\$272,925	+ 5.8%

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

## Historical Average Sales Price by Month



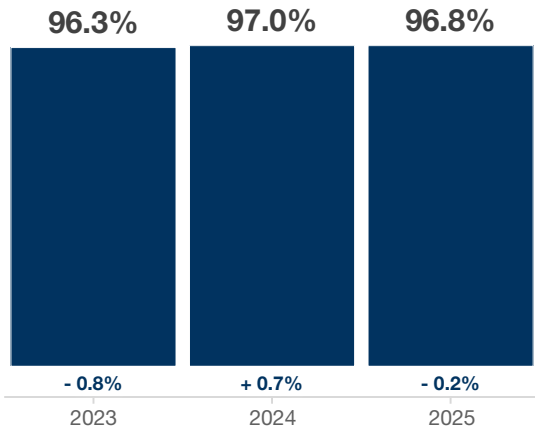


# Percent of List Price Received

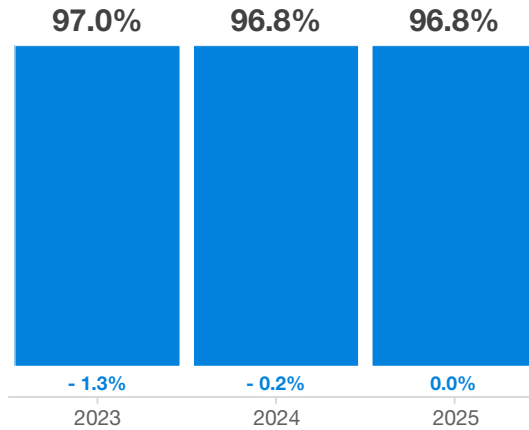
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November



## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Dec-2024	96.8%	96.7%	+ 0.1%
Jan-2025	96.4%	96.5%	- 0.1%
Feb-2025	96.7%	96.7%	0.0%
Mar-2025	96.9%	96.7%	+ 0.2%
Apr-2025	97.3%	96.8%	+ 0.5%
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%
<b>Nov-2025</b>	<b>96.8%</b>	<b>97.0%</b>	<b>- 0.2%</b>
12-Month Avg*	96.8%	96.8%	+ 0.0%

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

## Historical Percent of List Price Received by Month

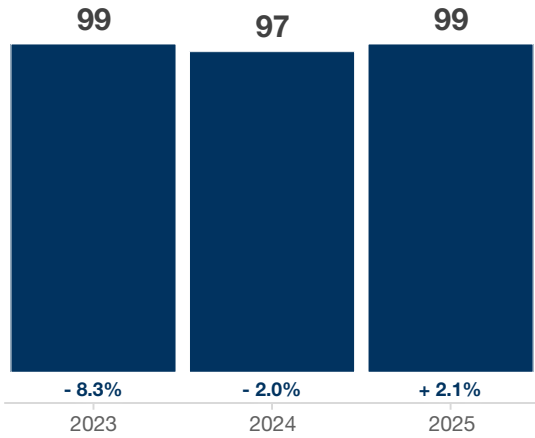


# Housing Affordability Index

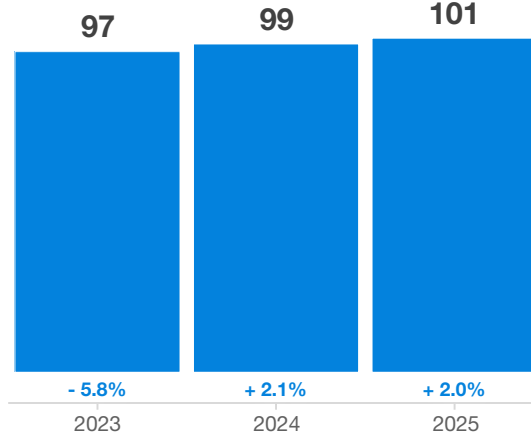
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## November

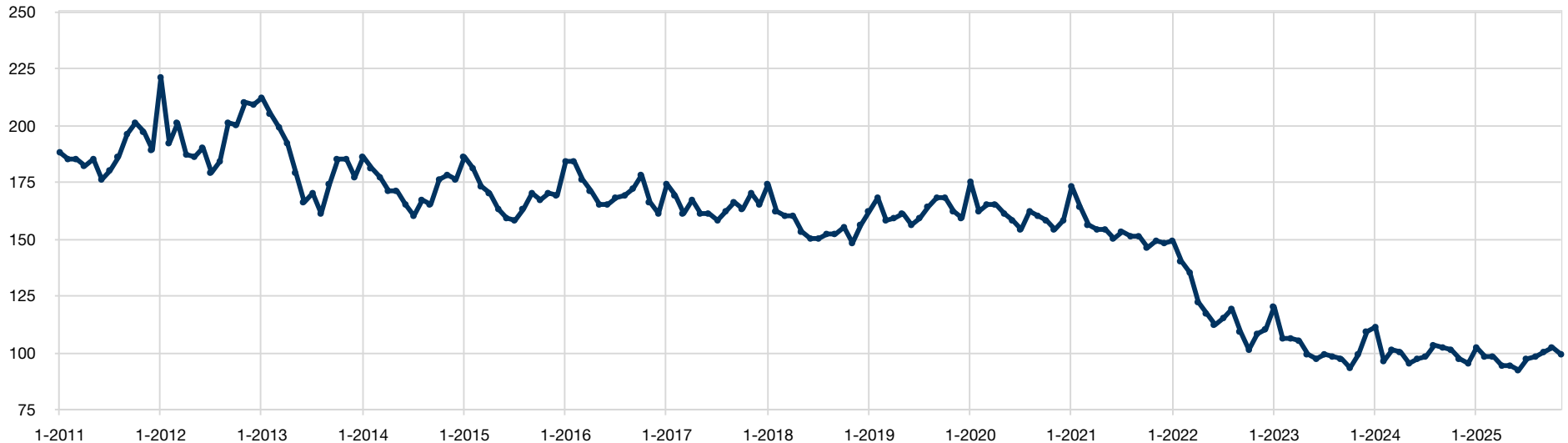


## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Dec-2024	95	109	- 12.8%
Jan-2025	102	111	- 8.1%
Feb-2025	98	96	+ 2.1%
Mar-2025	98	101	- 3.0%
Apr-2025	94	100	- 6.0%
May-2025	94	95	- 1.1%
Jun-2025	92	97	- 5.2%
Jul-2025	97	98	- 1.0%
Aug-2025	98	103	- 4.9%
Sep-2025	100	102	- 2.0%
Oct-2025	102	101	+ 1.0%
<b>Nov-2025</b>	<b>99</b>	<b>97</b>	<b>+ 2.1%</b>
12-Month Avg	97	101	- 4.0%

## Historical Housing Affordability Index by Month

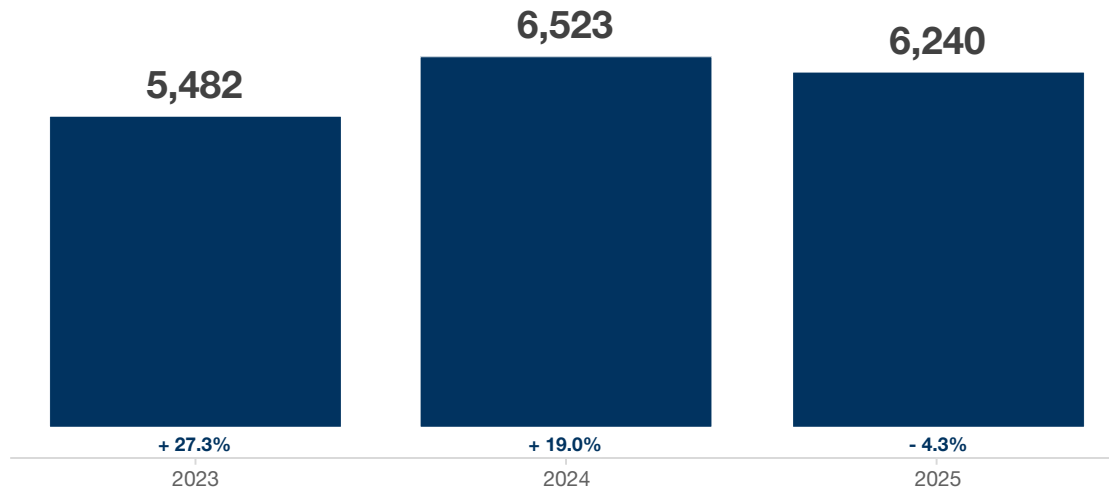


# Inventory of Homes for Sale

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



## November



	Homes for Sale	Prior Year	Year-Over-Year Change
Dec-2024	6,084	5,243	+ 16.0%
Jan-2025	6,199	5,175	+ 19.8%
Feb-2025	6,243	5,322	+ 17.3%
Mar-2025	6,322	5,500	+ 14.9%
Apr-2025	6,380	5,669	+ 12.5%
May-2025	6,417	5,984	+ 7.2%
Jun-2025	6,378	6,111	+ 4.4%
Jul-2025	6,598	6,254	+ 5.5%
Aug-2025	6,462	6,418	+ 0.7%
Sep-2025	6,425	6,555	- 2.0%
Oct-2025	6,489	6,672	- 2.7%
<b>Nov-2025</b>	<b>6,240</b>	<b>6,523</b>	<b>- 4.3%</b>
12-Month Avg	6,353	5,952	+ 6.7%

## Historical Inventory of Homes for Sale by Month

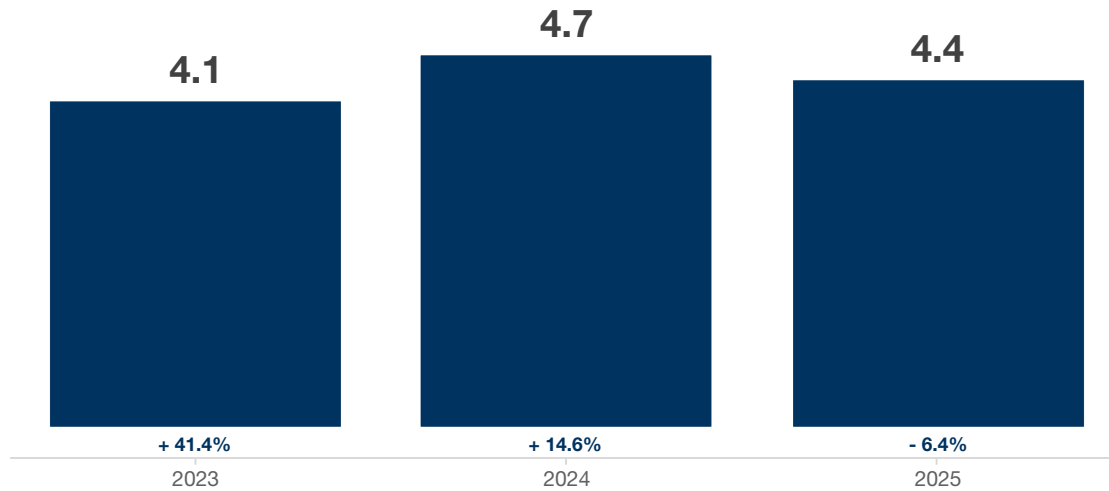


# Months Supply of Inventory

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.



## November



Months Supply	Prior Year	Year-Over-Year Change
Dec-2024	3.9	+ 12.8%
Jan-2025	3.8	+ 18.4%
Feb-2025	3.9	+ 15.4%
Mar-2025	4.0	+ 15.0%
Apr-2025	4.1	+ 14.6%
May-2025	4.3	+ 7.0%
Jun-2025	4.4	+ 4.5%
Jul-2025	4.5	+ 4.4%
Aug-2025	4.7	- 2.1%
Sep-2025	4.8	- 4.2%
Oct-2025	4.8	- 4.2%
<b>Nov-2025</b>	<b>4.7</b>	<b>- 6.4%</b>
12-Month Avg*	4.3	+ 5.5%

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

## Historical Months Supply of Inventory by Month

