Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings in the MLS United service area decreased 9.5 percent to 1,865. Pending Sales decreased 3.2 percent to 1,237. Inventory increased 3.5 percent to 6,877.

Median Sales Price decreased 3.3 percent from $262,750 to $254,000. Days on Market increased 6.2 percent to 69. Months Supply of Inventory increased 4.3 percent to 4.9.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Quick Facts

- 4.2%	- 3.3%	+ 3.5%
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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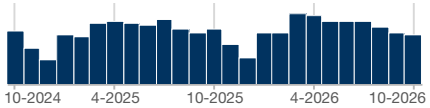
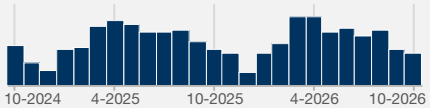
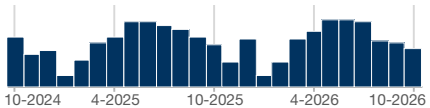
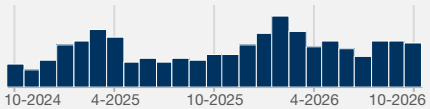
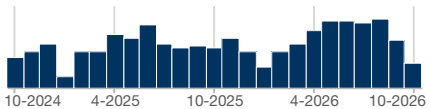
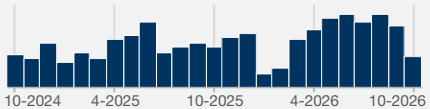
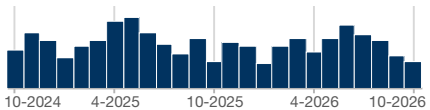
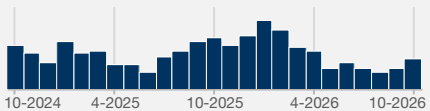
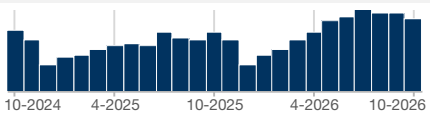
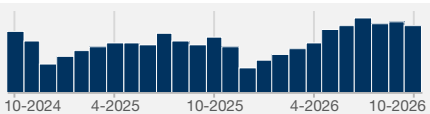
Current as of November 14, 2026. All data from MLSUnited. Report © 2026 ShowingTime Plus, LLC.

All Residential Properties

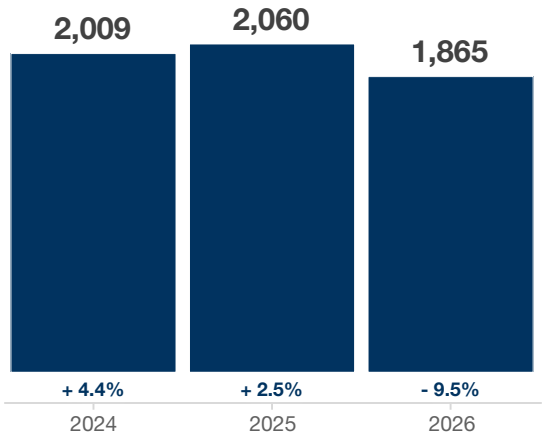
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,060	**1,865**	- 9.5%	20,826	**21,300**	+ 2.3%
Pending Sales		1,278	**1,237**	- 3.2%	14,700	**14,672**	- 0.2%
Closed Sales		1,366	**1,308**	- 4.2%	14,360	**14,214**	- 1.0%
Days on Market Until Sale		65	**69**	+ 6.2%	66	**70**	+ 6.1%
Median Sales Price		$262,750	**$254,000**	- 3.3%	$264,500	**$269,900**	+ 2.0%
Average Sales Price		$286,443	**$280,355**	- 2.1%	$288,241	**$296,044**	+ 2.7%
Percent of List Price Received		96.3%	**96.2%**	- 0.1%	96.8%	**96.7%**	- 0.1%
Housing Affordability Index		107	**100**	- 6.5%	107	**94**	- 12.1%
Inventory of Homes for Sale		6,645	**6,877**	+ 3.5%	—	**—**	—
Months Supply of Inventory		4.7	**4.9**	+ 4.3%	—	**—**	—

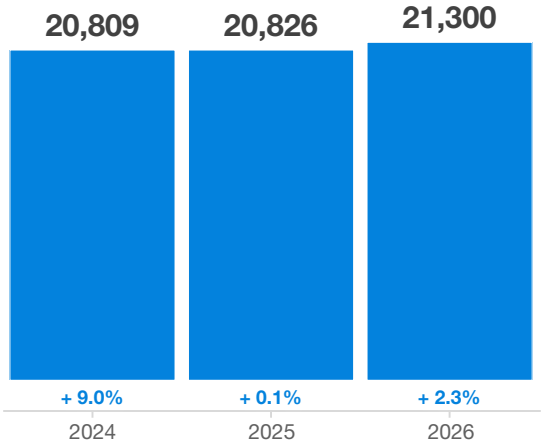
New Listings

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

October

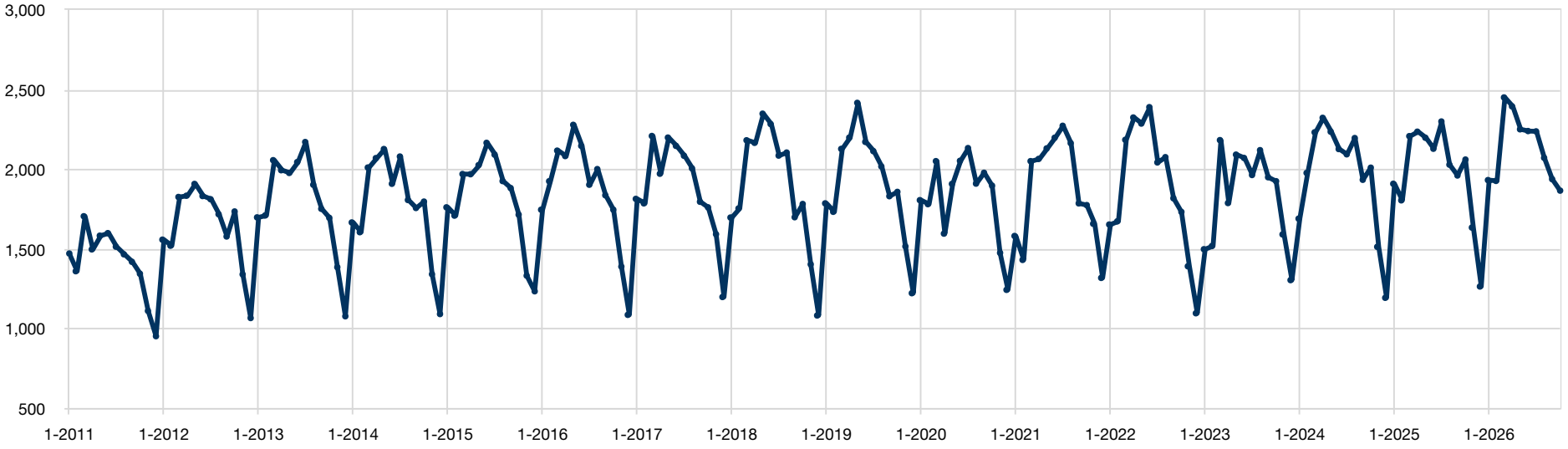


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Nov-2025	1,633	1,512	+ 8.0%
Dec-2025	1,263	1,192	+ 6.0%
Jan-2026	1,931	1,908	+ 1.2%
Feb-2026	1,926	1,804	+ 6.8%
Mar-2026	2,450	2,207	+ 11.0%
Apr-2026	2,394	2,235	+ 7.1%
May-2026	2,250	2,197	+ 2.4%
Jun-2026	2,239	2,128	+ 5.2%
Jul-2026	2,237	2,299	- 2.7%
Aug-2026	2,071	2,028	+ 2.1%
Sep-2026	1,937	1,960	- 1.2%
Oct-2026	**1,865**	**2,060**	**- 9.5%**
12-Month Avg	2,016	1,961	+ 2.8%

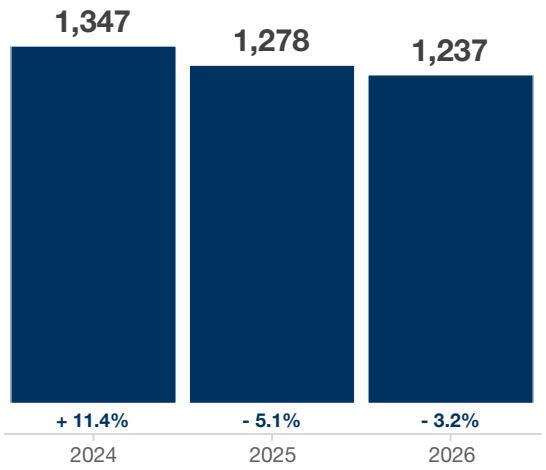
Historical New Listings by Month



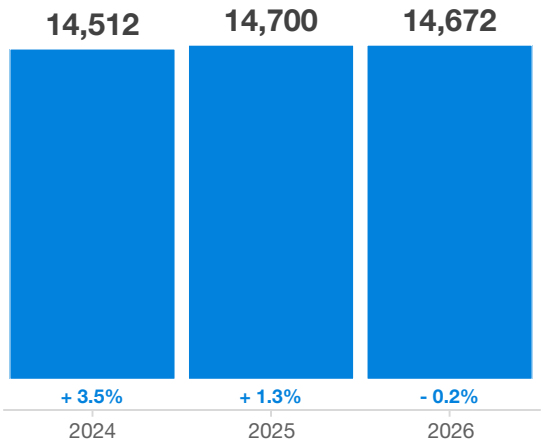
Pending Sales

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

October

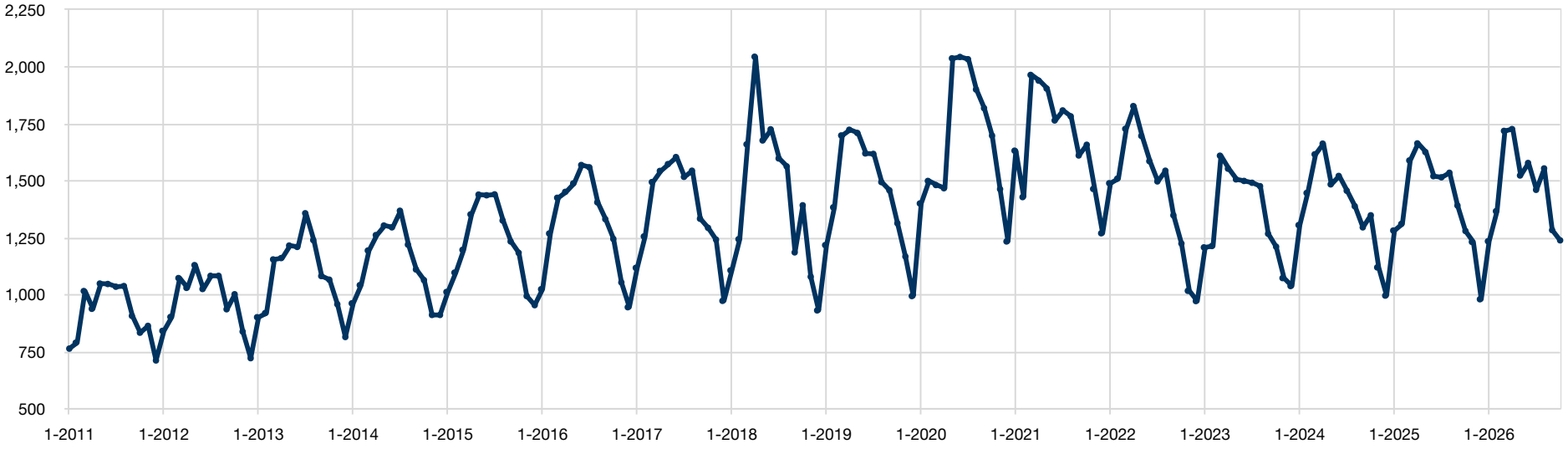


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Nov-2025	1,230	1,118	+ 10.0%
Dec-2025	978	994	- 1.6%
Jan-2026	1,233	1,280	- 3.7%
Feb-2026	1,365	1,309	+ 4.3%
Mar-2026	1,718	1,588	+ 8.2%
Apr-2026	1,726	1,663	+ 3.8%
May-2026	1,522	1,625	- 6.3%
Jun-2026	1,577	1,519	+ 3.8%
Jul-2026	1,459	1,514	- 3.6%
Aug-2026	1,553	1,534	+ 1.2%
Sep-2026	1,282	1,390	- 7.8%
Oct-2026	**1,237**	**1,278**	**- 3.2%**
12-Month Avg	1,407	1,401	+ 0.4%

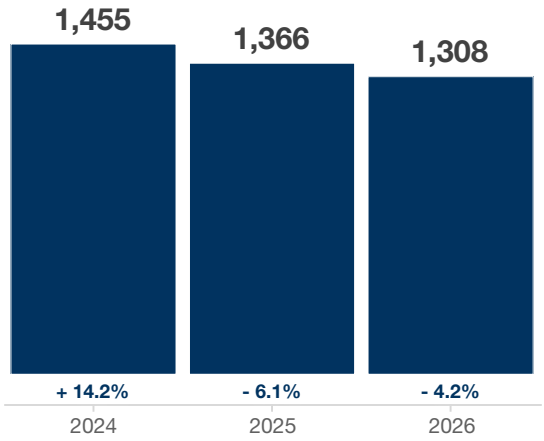
Historical Pending Sales by Month



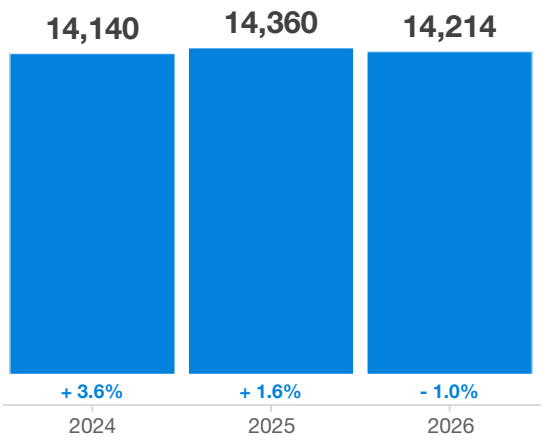
Closed Sales

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

October



Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Nov-2025	1,127	1,235	- 8.7%
Dec-2025	1,427	1,284	+ 11.1%
Jan-2026	958	964	- 0.6%
Feb-2026	1,120	1,155	- 3.0%
Mar-2026	1,427	1,384	+ 3.1%
Apr-2026	1,548	1,465	+ 5.7%
May-2026	1,685	1,680	+ 0.3%
Jun-2026	1,685	1,665	+ 1.2%
Jul-2026	1,677	1,629	+ 2.9%
Aug-2026	1,408	1,578	- 10.8%
Sep-2026	1,398	1,474	- 5.2%
Oct-2026	**1,308**	**1,366**	**- 4.2%**
12-Month Avg	1,397	1,407	- 0.7%

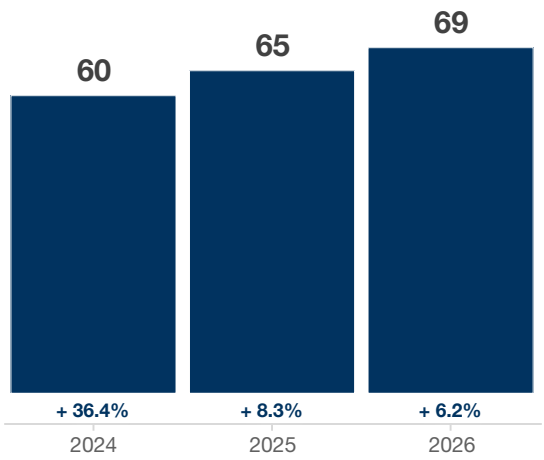
Historical Closed Sales by Month



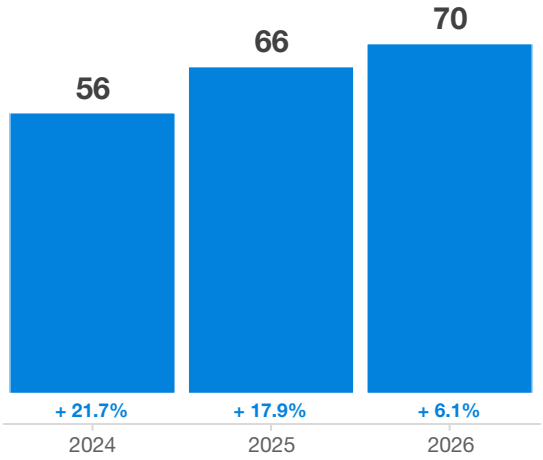
Days on Market Until Sale

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

October



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Nov-2025	64	57	+ 12.3%
Dec-2025	69	62	+ 11.3%
Jan-2026	74	69	+ 7.2%
Feb-2026	81	71	+ 14.1%
Mar-2026	74	76	- 2.6%
Apr-2026	68	72	- 5.6%
May-2026	71	61	+ 16.4%
Jun-2026	67	63	+ 6.3%
Jul-2026	64	61	+ 4.9%
Aug-2026	71	63	+ 12.7%
Sep-2026	70	62	+ 12.9%
Oct-2026	**69**	**65**	**+ 6.2%**
12-Month Avg*	70	65	+ 7.7%

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

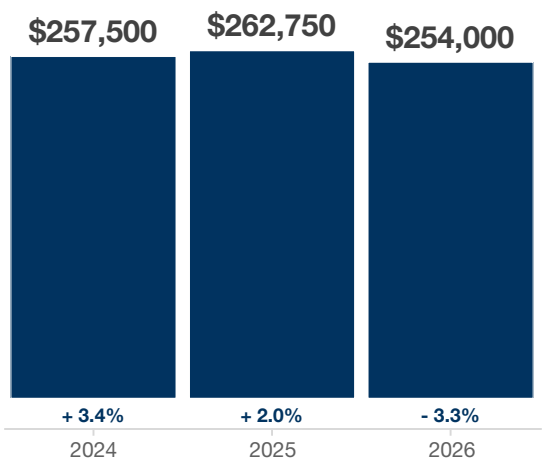
Historical Days on Market Until Sale by Month



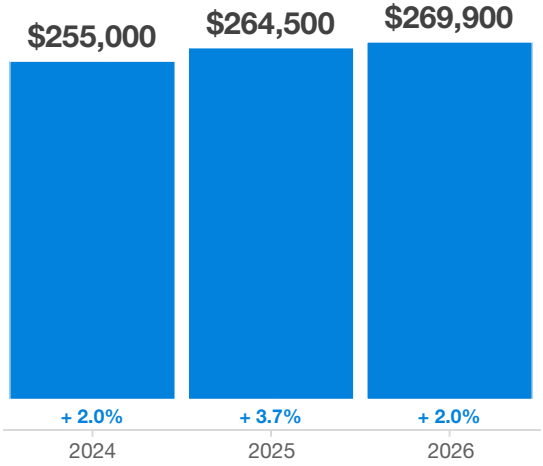
Median Sales Price

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

October



Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
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%
Apr-2026	$272,250	$269,950	+ 0.9%
May-2026	$277,500	$268,000	+ 3.5%
Jun-2026	$277,700	$275,000	+ 1.0%
Jul-2026	$276,500	$264,000	+ 4.7%
Aug-2026	$278,000	$262,500	+ 5.9%
Sep-2026	$267,000	$263,250	+ 1.4%
Oct-2026	**$254,000**	**$262,750**	**- 3.3%**
12-Month Avg*	$269,250	$264,000	+ 2.0%

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

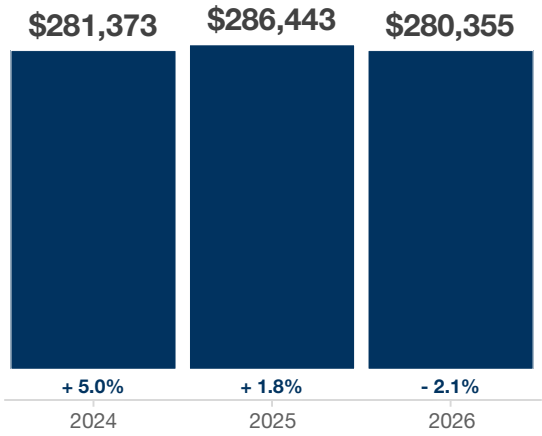
Historical Median Sales Price by Month



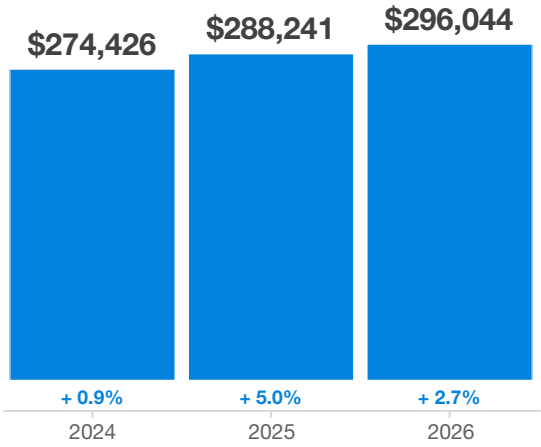
Average Sales Price

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

October



Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Nov-2025	$293,312	$278,757	+ 5.2%
Dec-2025	$295,663	$289,408	+ 2.2%
Jan-2026	$269,423	$276,652	- 2.6%
Feb-2026	$272,951	$283,040	- 3.6%
Mar-2026	$292,383	$278,602	+ 4.9%
Apr-2026	$298,250	$291,976	+ 2.1%
May-2026	$305,388	$294,254	+ 3.8%
Jun-2026	$308,903	$303,088	+ 1.9%
Jul-2026	$303,695	$283,542	+ 7.1%
Aug-2026	$308,223	$287,125	+ 7.3%
Sep-2026	$300,370	$289,692	+ 3.7%
Oct-2026	**$280,355**	**$286,443**	**- 2.1%**
12-Month Avg*	$295,828	$287,630	+ 2.9%

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

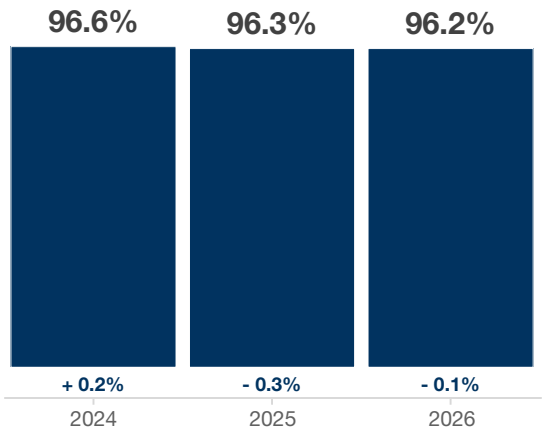
Historical Average Sales Price by Month



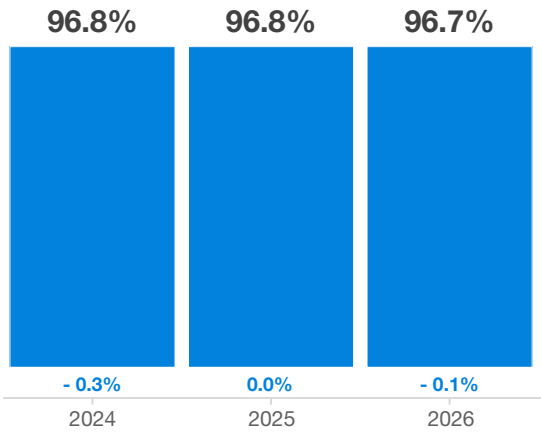
Percent of List Price Received

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.

October



Year to Date



Pct. of List Price Received		Prior Year	Year-Over-Year Change
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%
Apr-2026	96.5%	97.3%	- 0.8%
May-2026	96.9%	97.5%	- 0.6%
Jun-2026	97.3%	97.0%	+ 0.3%
Jul-2026	97.0%	96.7%	+ 0.3%
Aug-2026	96.8%	96.5%	+ 0.3%
Sep-2026	96.4%	96.9%	- 0.5%
Oct-2026	**96.2%**	**96.3%**	**- 0.1%**
12-Month Avg*	96.7%	96.9%	- 0.1%

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

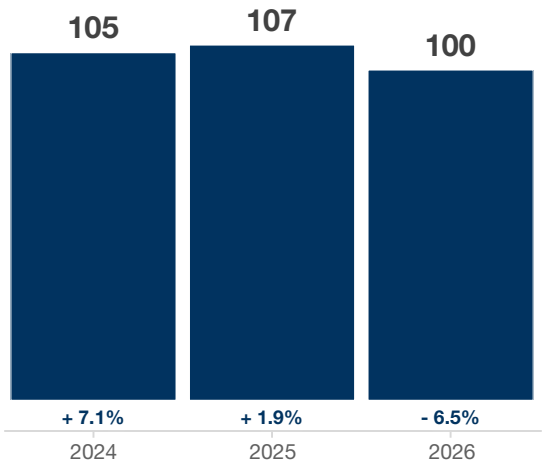
Historical Percent of List Price Received by Month



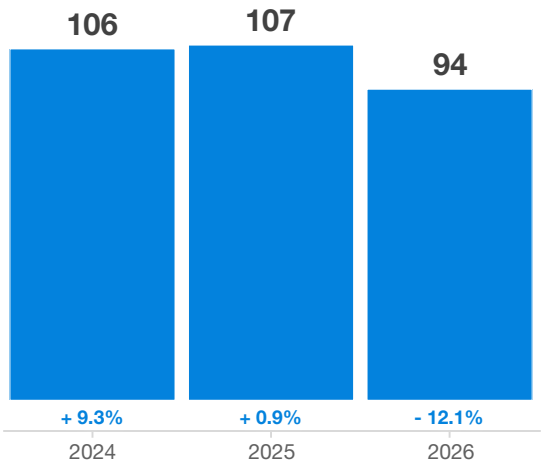
Housing Affordability Index

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.

October



Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
Apr-2026	103	98	+ 5.1%
May-2026	97	98	- 1.0%
Jun-2026	99	96	+ 3.1%
Jul-2026	97	101	- 4.0%
Aug-2026	96	103	- 6.8%
Sep-2026	97	106	- 8.5%
Oct-2026	**100**	**107**	**- 6.5%**
12-Month Avg	102	102	0.0%

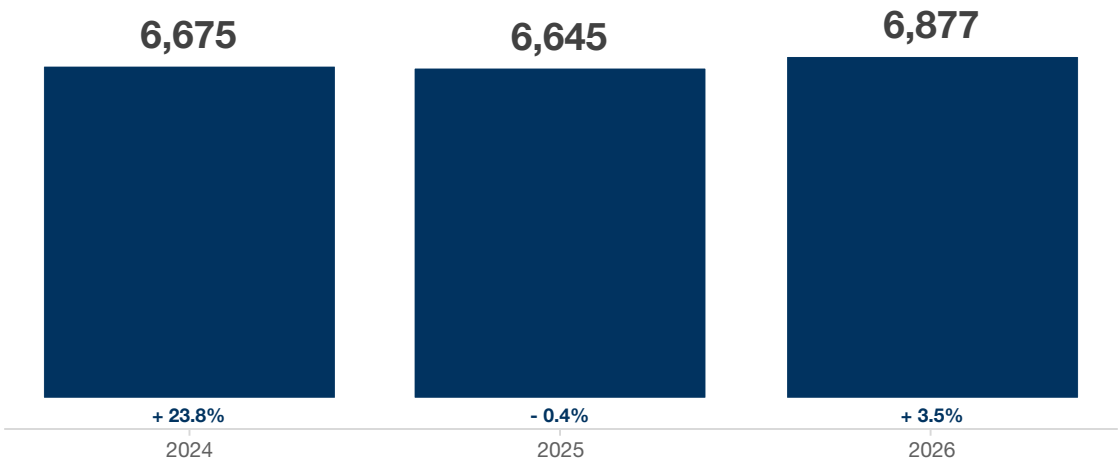
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

October



Homes for Sale		Prior Year	Year-Over-Year Change
Nov-2025	6,507	6,526	- 0.3%
Dec-2025	6,090	6,086	+ 0.1%
Jan-2026	6,237	6,205	+ 0.5%
Feb-2026	6,342	6,249	+ 1.5%
Mar-2026	6,525	6,334	+ 3.0%
Apr-2026	6,641	6,401	+ 3.7%
May-2026	6,872	6,450	+ 6.5%
Jun-2026	6,942	6,424	+ 8.1%
Jul-2026	7,071	6,660	+ 6.2%
Aug-2026	6,988	6,549	+ 6.7%
Sep-2026	6,981	6,534	+ 6.8%
Oct-2026	**6,877**	**6,645**	**+ 3.5%**
12-Month Avg	6,673	6,422	+ 3.9%

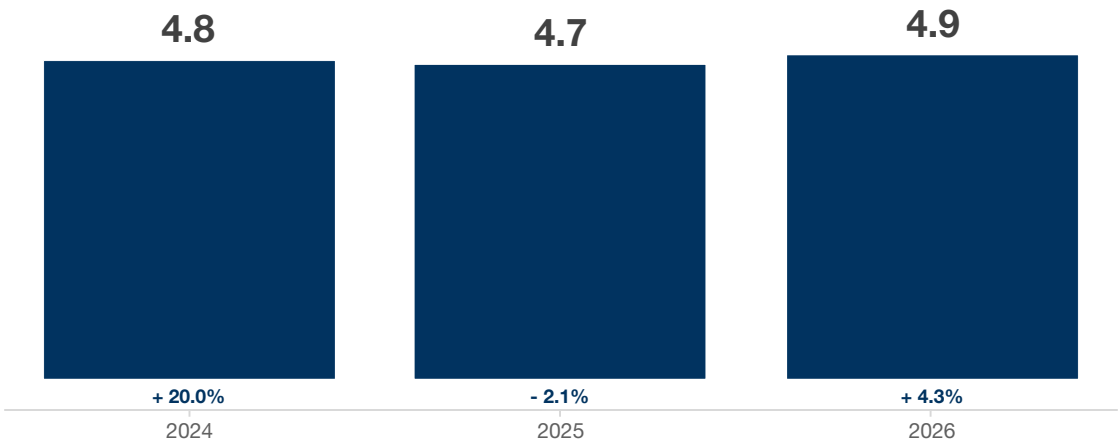
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Year-Over-Year Change
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	4.5	4.6	- 2.2%
Mar-2026	4.6	4.6	0.0%
Apr-2026	4.7	4.7	0.0%
May-2026	4.8	4.7	+ 2.1%
Jun-2026	4.9	4.6	+ 6.5%
Jul-2026	5.0	4.8	+ 4.2%
Aug-2026	4.9	4.7	+ 4.3%
Sep-2026	5.0	4.6	+ 8.7%
Oct-2026	**4.9**	**4.7**	**+ 4.3%**
12-Month Avg*	4.7	4.6	+ 1.8%

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

Historical Months Supply of Inventory by Month

