

# Monthly Indicators



## September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings in the Gulf Coast Association of REALTORS® service area increased 5.8 percent to 729. Pending Sales increased 11.5 percent to 541. Inventory decreased 2.5 percent to 2,299.

Median Sales Price increased 2.4 percent from \$248,950 to \$254,900. Days on Market decreased 1.7 percent to 58. Months Supply of Inventory decreased 8.5 percent to 4.3.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

## Quick Facts

**+ 22.6%**

Change in  
**Closed Sales**

**+ 2.4%**

Change in  
**Median Sales Price**

**- 2.5%**

Change in  
**Homes for Sale**

This report covers residential real estate activity in Greene, George, Hancock, Jackson, Harrison, Pearl River, and Stone counties. Percent changes are calculated using rounded figures.

All Residential Properties	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12



# All Residential Properties

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



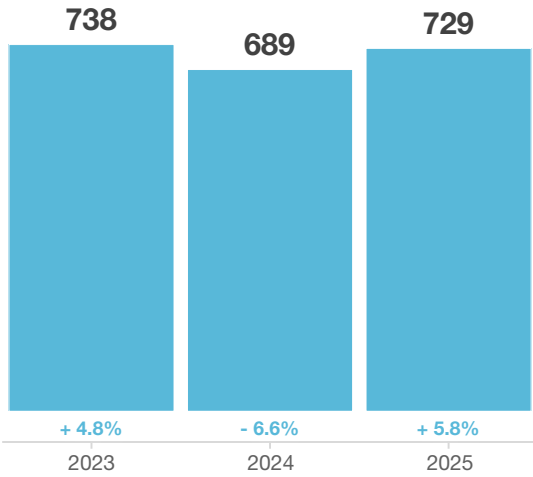
Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		689	<b>729</b>	+ 5.8%	7,063	<b>7,194</b>	+ 1.9%
<b>Pending Sales</b>		485	<b>541</b>	+ 11.5%	4,887	<b>5,103</b>	+ 4.4%
<b>Closed Sales</b>		474	<b>581</b>	+ 22.6%	4,673	<b>4,905</b>	+ 5.0%
<b>Days on Market Until Sale</b>		59	<b>58</b>	- 1.7%	57	<b>62</b>	+ 8.8%
<b>Median Sales Price</b>		\$248,950	<b>\$254,900</b>	+ 2.4%	\$240,000	<b>\$249,900</b>	+ 4.1%
<b>Average Sales Price</b>		\$281,048	<b>\$287,623</b>	+ 2.3%	\$265,352	<b>\$279,835</b>	+ 5.5%
<b>Percent of List Price Received</b>		96.9%	<b>96.8%</b>	- 0.1%	96.9%	<b>96.9%</b>	0.0%
<b>Housing Affordability Index</b>		110	<b>106</b>	- 3.6%	114	<b>108</b>	- 5.3%
<b>Inventory of Homes for Sale</b>		2,358	<b>2,299</b>	- 2.5%	—	—	—
<b>Months Supply of Inventory</b>		4.7	<b>4.3</b>	- 8.5%	—	—	—

# New Listings

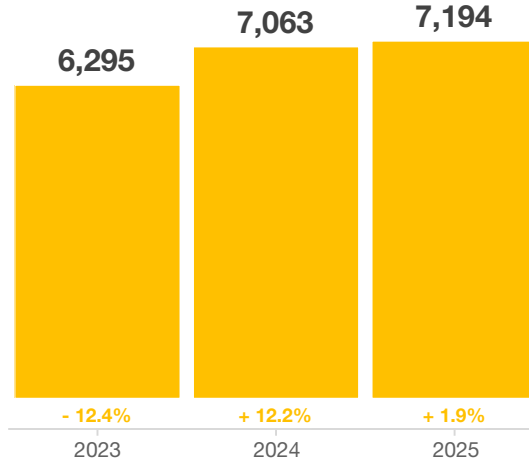
A count of the properties that have been newly listed on the market in a given month.



## September

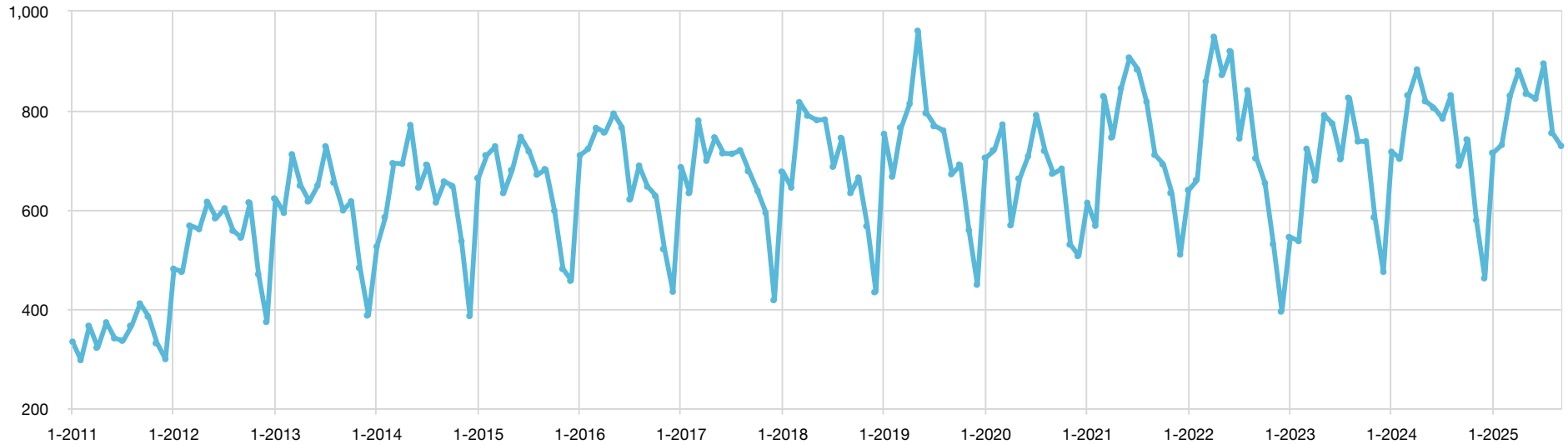


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Oct-2024	742	738	+ 0.5%
Nov-2024	579	585	- 1.0%
Dec-2024	462	475	- 2.7%
Jan-2025	715	717	- 0.3%
Feb-2025	731	703	+ 4.0%
Mar-2025	830	831	- 0.1%
Apr-2025	881	883	- 0.2%
May-2025	834	819	+ 1.8%
Jun-2025	824	806	+ 2.2%
Jul-2025	895	784	+ 14.2%
Aug-2025	755	831	- 9.1%
<b>Sep-2025</b>	<b>729</b>	<b>689</b>	<b>+ 5.8%</b>
12-Month Avg	748	738	+ 1.4%

## Historical New Listings by Month

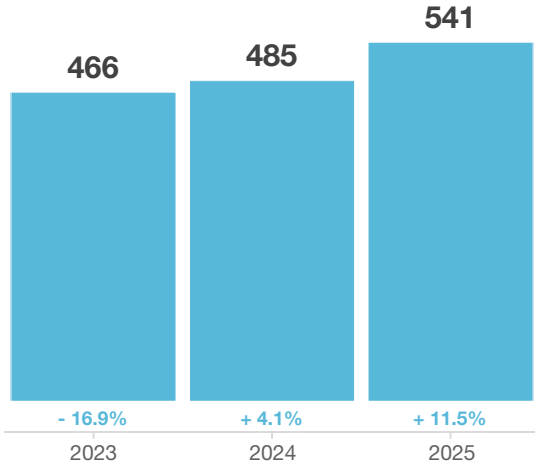


# Pending Sales

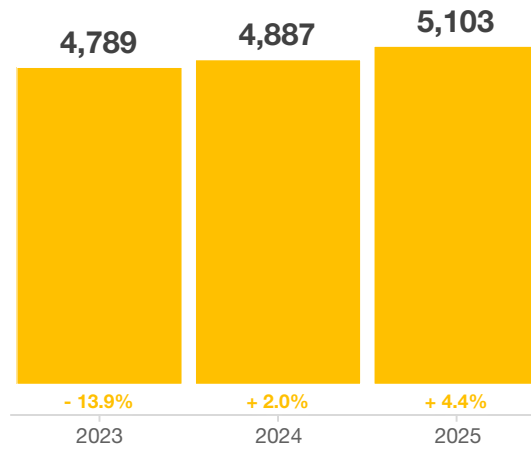
A count of the properties on which offers have been accepted in a given month.



## September

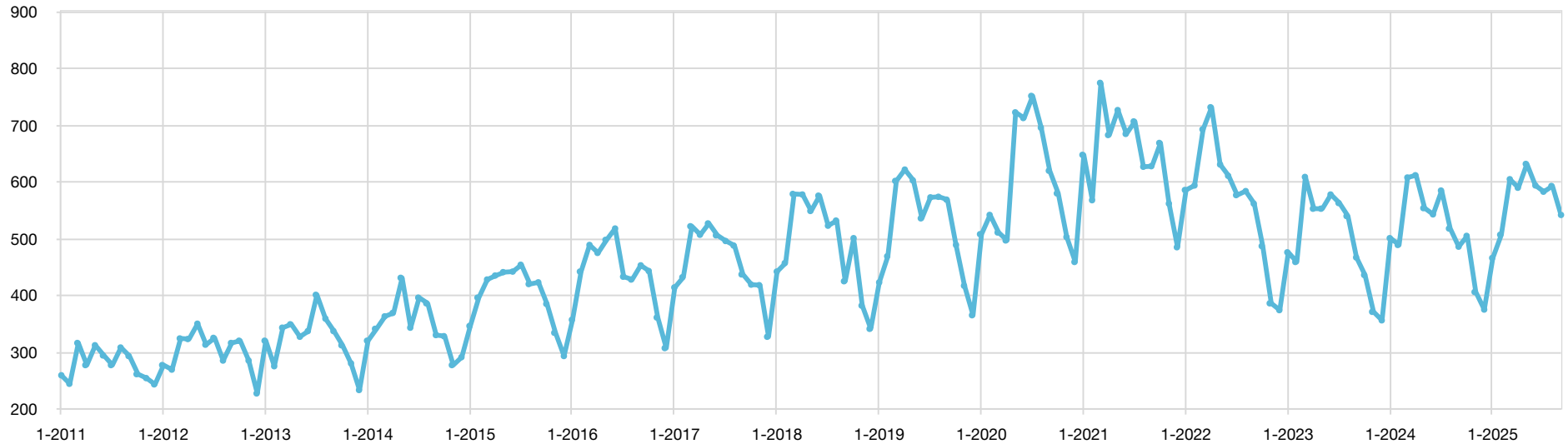


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Oct-2024	504	435	+ 15.9%
Nov-2024	405	370	+ 9.5%
Dec-2024	374	355	+ 5.4%
Jan-2025	465	500	- 7.0%
Feb-2025	506	488	+ 3.7%
Mar-2025	604	607	- 0.5%
Apr-2025	589	611	- 3.6%
May-2025	631	553	+ 14.1%
Jun-2025	593	542	+ 9.4%
Jul-2025	582	584	- 0.3%
Aug-2025	592	517	+ 14.5%
<b>Sep-2025</b>	<b>541</b>	<b>485</b>	<b>+ 11.5%</b>
12-Month Avg	532	504	+ 5.6%

## Historical Pending Sales by Month

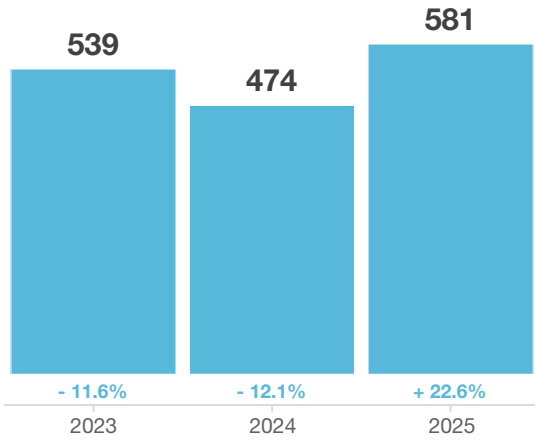


# Closed Sales

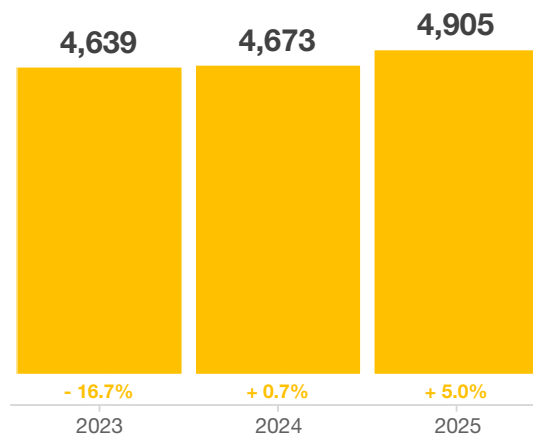
A count of the actual sales that closed in a given month.



## September

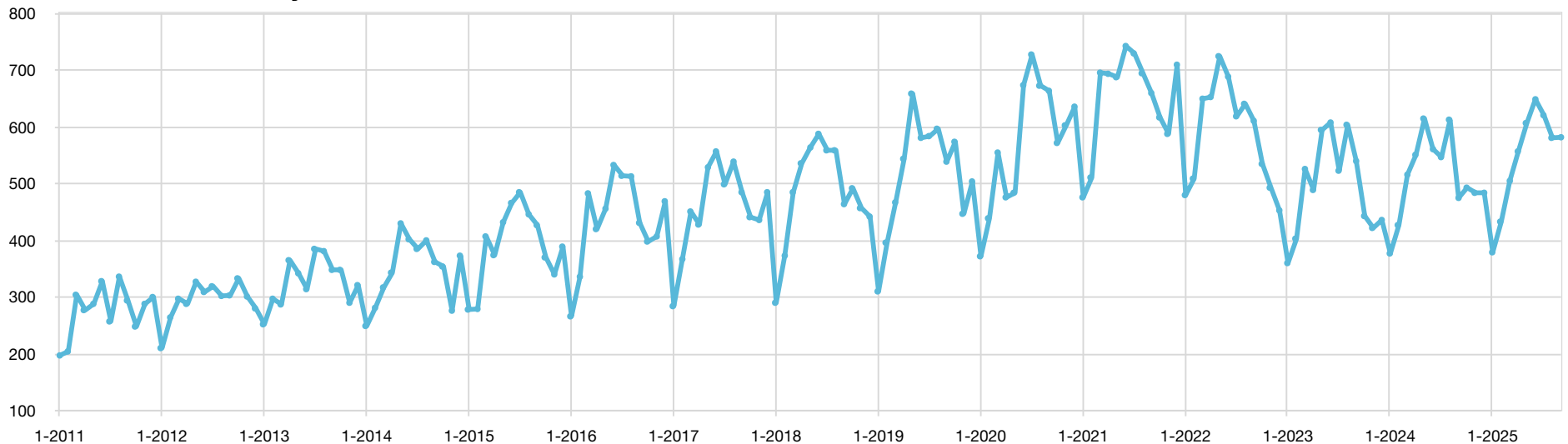


## Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Oct-2024	492	+ 11.3%
Nov-2024	483	+ 14.7%
Dec-2024	483	+ 11.0%
Jan-2025	378	+ 0.5%
Feb-2025	432	+ 1.4%
Mar-2025	504	- 2.1%
Apr-2025	556	+ 1.1%
May-2025	606	- 1.3%
Jun-2025	648	+ 15.7%
Jul-2025	620	+ 13.6%
Aug-2025	580	- 5.2%
<b>Sep-2025</b>	<b>581</b>	<b>+ 22.6%</b>
12-Month Avg	530	+ 6.4%

## Historical Closed Sales by Month

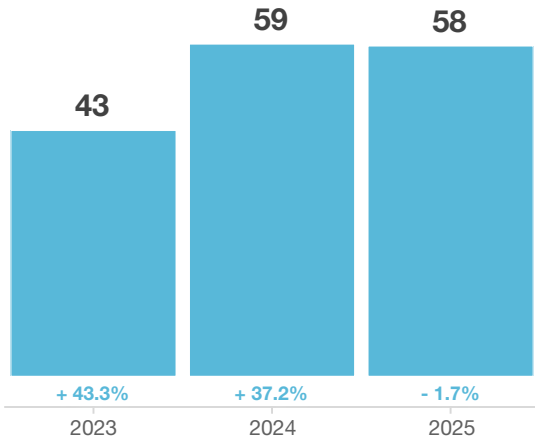


# Days on Market Until Sale

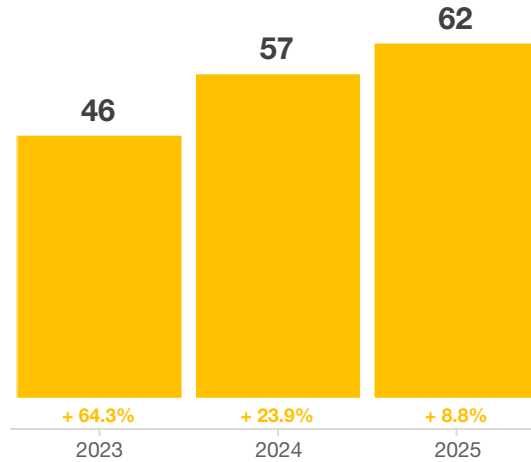
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



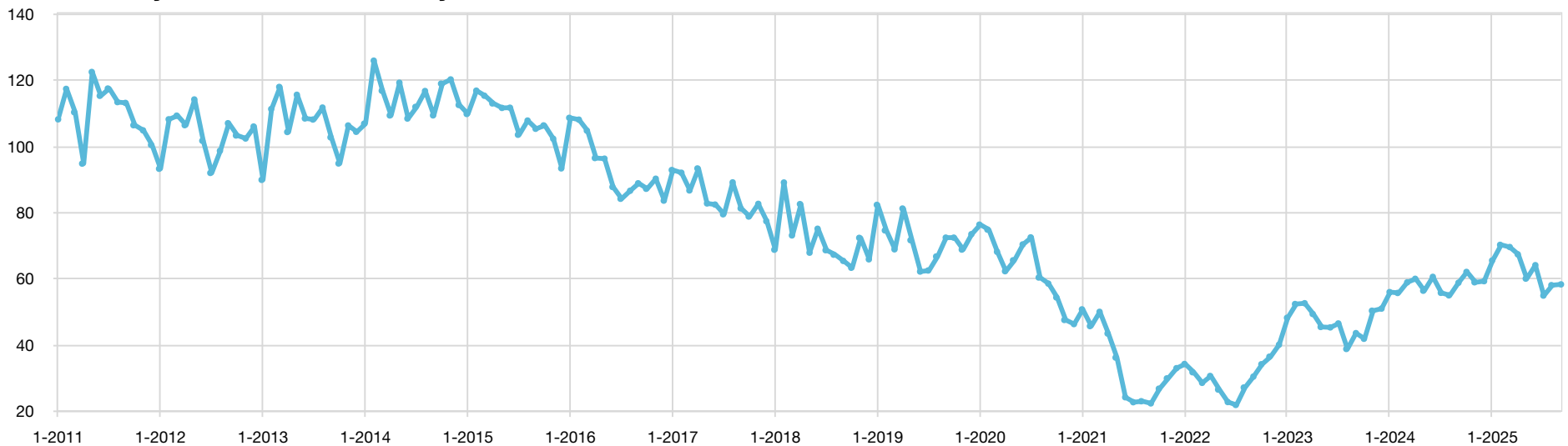
## Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Oct-2024	62	42	+ 47.6%
Nov-2024	59	50	+ 18.0%
Dec-2024	59	51	+ 15.7%
Jan-2025	65	56	+ 16.1%
Feb-2025	70	56	+ 25.0%
Mar-2025	69	59	+ 16.9%
Apr-2025	67	60	+ 11.7%
May-2025	60	56	+ 7.1%
Jun-2025	64	60	+ 6.7%
Jul-2025	55	56	- 1.8%
Aug-2025	58	55	+ 5.5%
<b>Sep-2025</b>	<b>58</b>	<b>59</b>	<b>- 1.7%</b>
12-Month Avg*	62	55	+ 12.1%

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

## Historical Days on Market Until Sale by Month

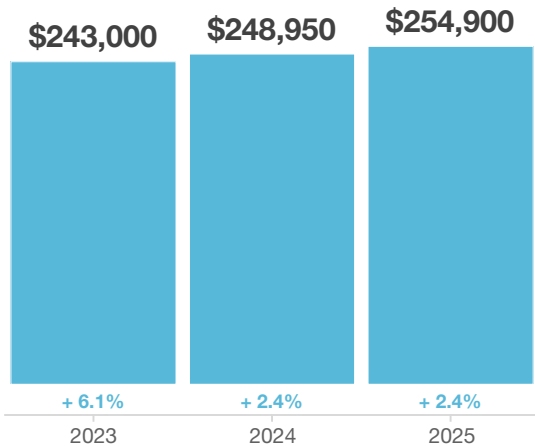


# Median Sales Price

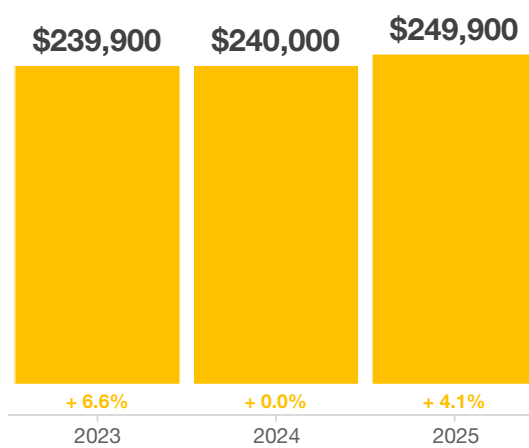
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



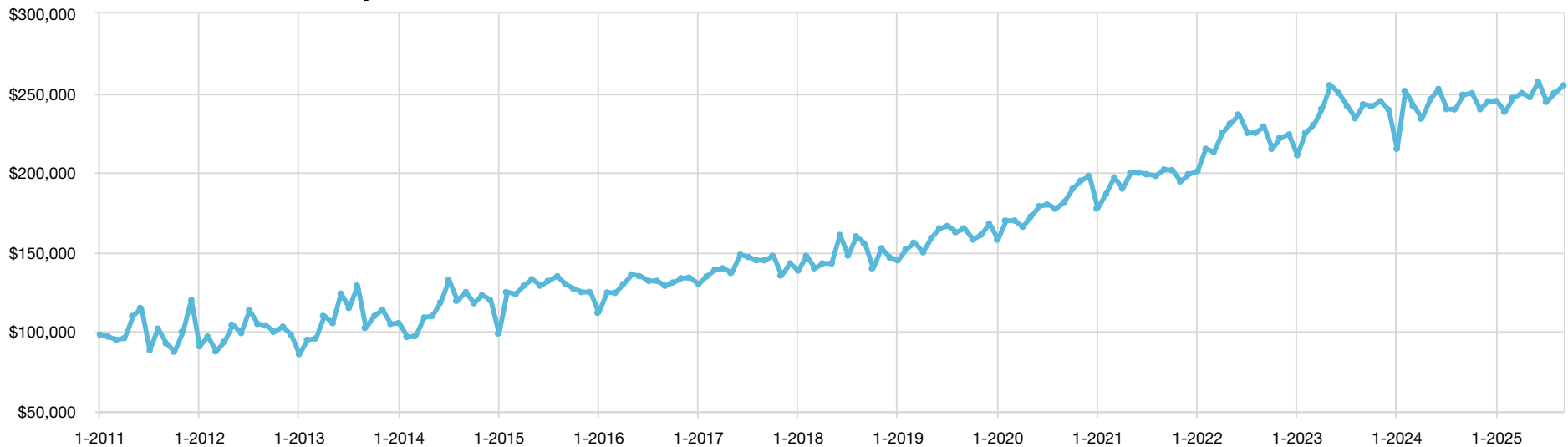
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Oct-2024	\$249,950	\$241,750	+ 3.4%
Nov-2024	\$239,900	\$244,950	- 2.1%
Dec-2024	\$244,900	\$239,500	+ 2.3%
Jan-2025	\$244,990	\$215,000	+ 13.9%
Feb-2025	\$238,250	\$251,328	- 5.2%
Mar-2025	\$247,000	\$242,125	+ 2.0%
Apr-2025	\$250,000	\$233,990	+ 6.8%
May-2025	\$247,500	\$246,070	+ 0.6%
Jun-2025	\$257,250	\$252,599	+ 1.8%
Jul-2025	\$244,495	\$239,945	+ 1.9%
Aug-2025	\$250,000	\$239,780	+ 4.3%
<b>Sep-2025</b>	<b>\$254,900</b>	<b>\$248,950</b>	<b>+ 2.4%</b>
12-Month Avg*	\$249,000	\$240,000	+ 3.8%

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

## Historical Median Sales Price by Month

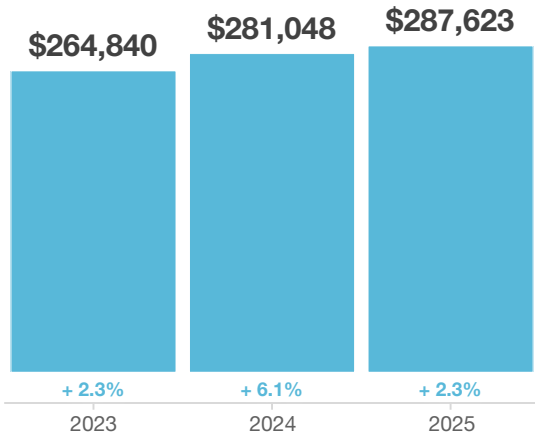


# Average Sales Price

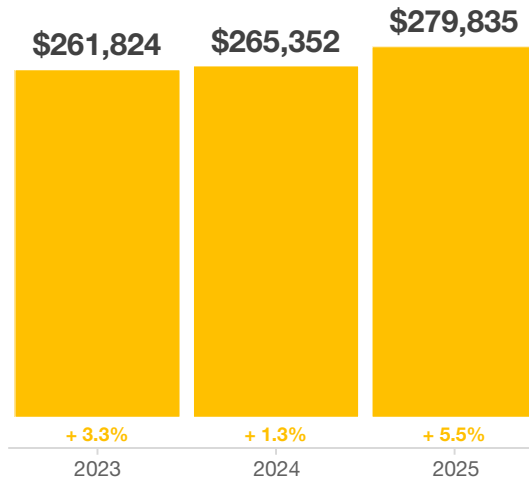
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



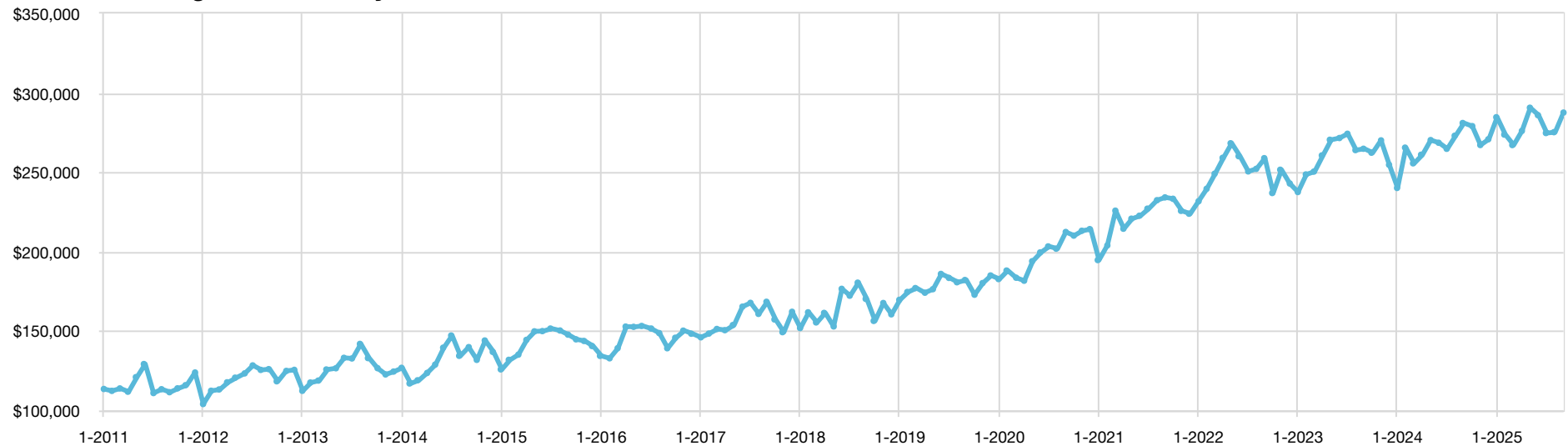
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Oct-2024	\$279,087	\$262,351	+ 6.4%
Nov-2024	\$267,188	\$270,112	- 1.1%
Dec-2024	\$270,819	\$254,750	+ 6.3%
Jan-2025	\$284,685	\$240,159	+ 18.5%
Feb-2025	\$273,751	\$265,550	+ 3.1%
Mar-2025	\$267,164	\$255,657	+ 4.5%
Apr-2025	\$276,086	\$261,069	+ 5.8%
May-2025	\$290,678	\$270,300	+ 7.5%
Jun-2025	\$285,995	\$268,609	+ 6.5%
Jul-2025	\$274,747	\$264,818	+ 3.7%
Aug-2025	\$275,280	\$273,041	+ 0.8%
<b>Sep-2025</b>	<b>\$287,623</b>	<b>\$281,048</b>	<b>+ 2.3%</b>
12-Month Avg*	\$278,133	\$264,692	+ 5.1%

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

## Historical Average Sales Price by Month

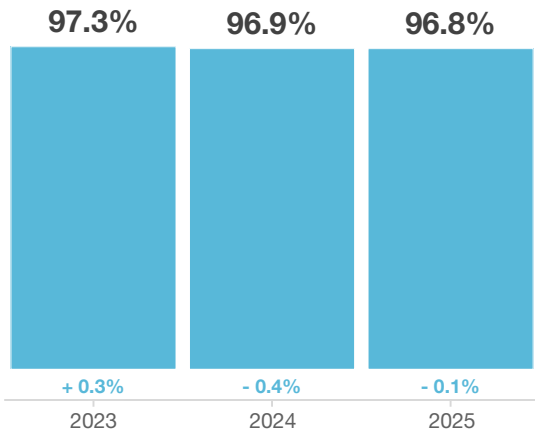


# Percent of List Price Received

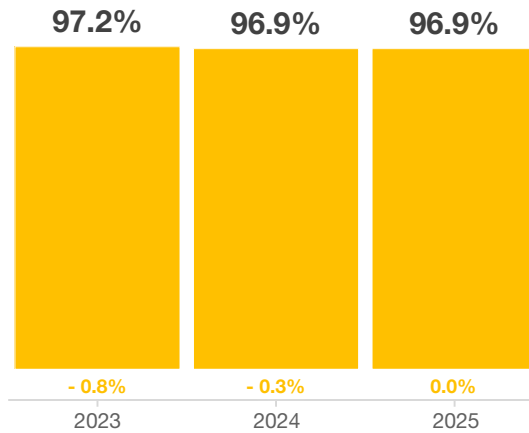
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## September



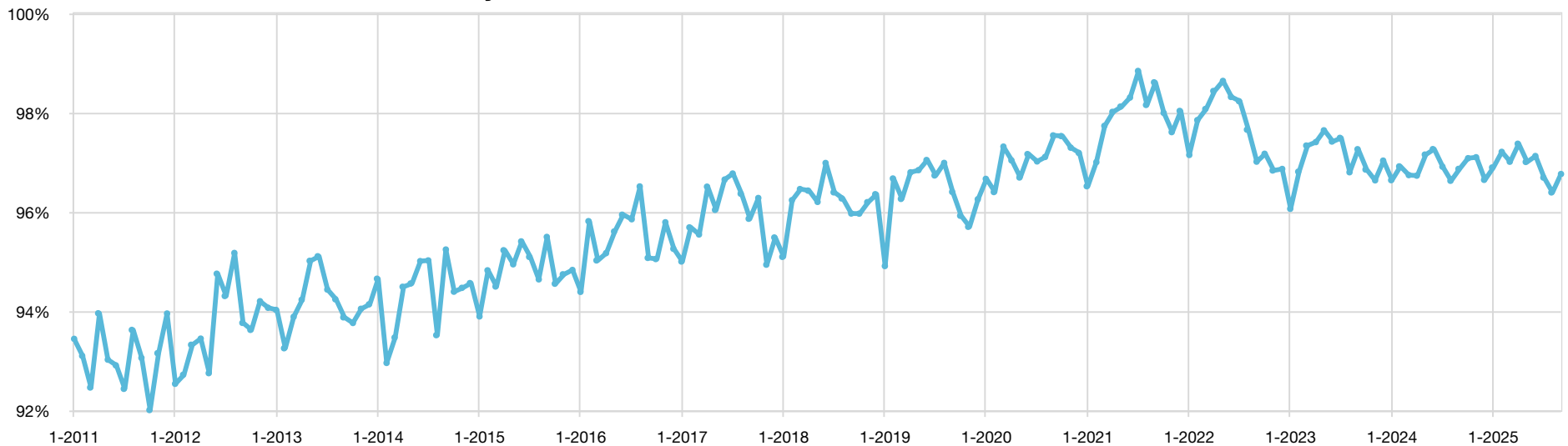
## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Oct-2024	97.1%	96.9%	+ 0.2%
Nov-2024	97.1%	96.6%	+ 0.5%
Dec-2024	96.6%	97.0%	- 0.4%
Jan-2025	96.9%	96.6%	+ 0.3%
Feb-2025	97.2%	96.9%	+ 0.3%
Mar-2025	97.0%	96.7%	+ 0.3%
Apr-2025	97.4%	96.7%	+ 0.7%
May-2025	97.0%	97.2%	- 0.2%
Jun-2025	97.1%	97.3%	- 0.2%
Jul-2025	96.7%	96.9%	- 0.2%
Aug-2025	96.4%	96.6%	- 0.2%
<b>Sep-2025</b>	<b>96.8%</b>	<b>96.9%</b>	<b>- 0.1%</b>
12-Month Avg*	96.9%	96.9%	+ 0.1%

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

## Historical Percent of List Price Received by Month

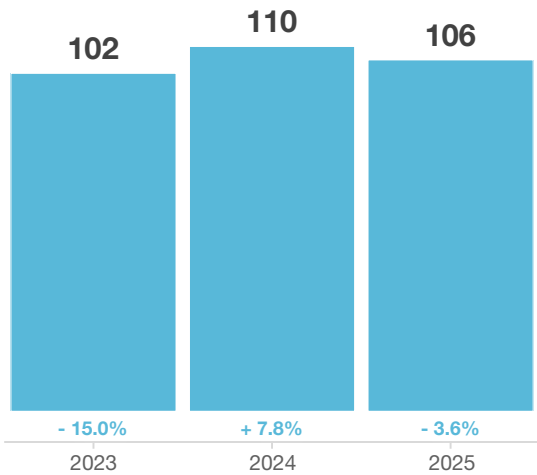


# Housing Affordability Index

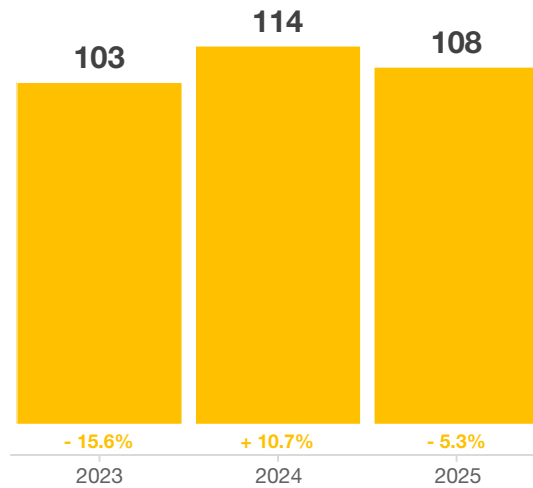
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

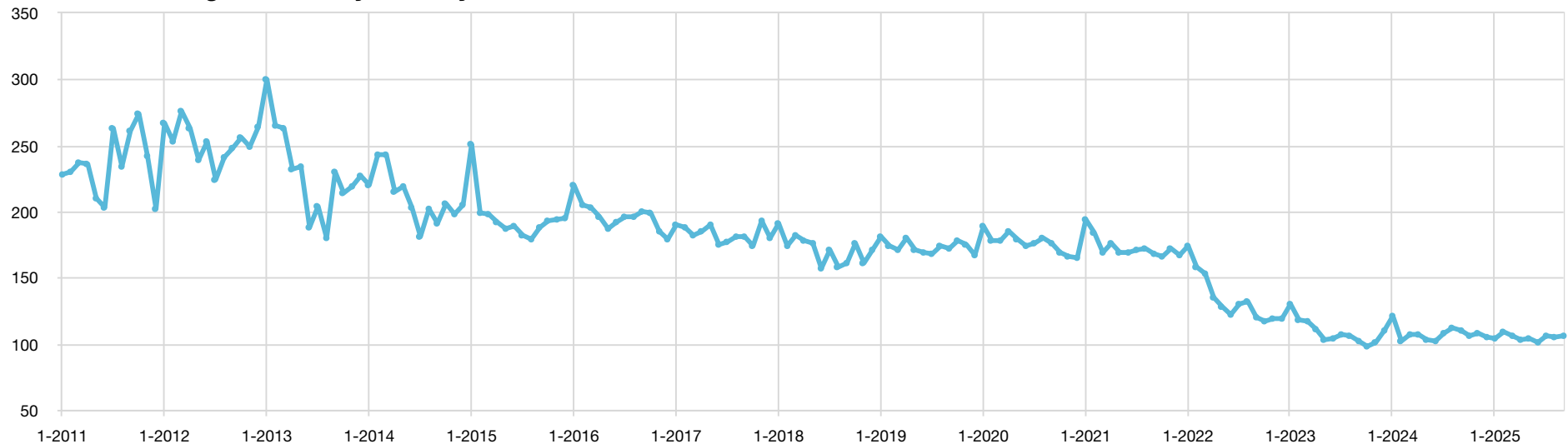


## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Oct-2024	106	98	+ 8.2%
Nov-2024	108	101	+ 6.9%
Dec-2024	105	110	- 4.5%
Jan-2025	104	121	- 14.0%
Feb-2025	109	102	+ 6.9%
Mar-2025	106	107	- 0.9%
Apr-2025	103	107	- 3.7%
May-2025	104	103	+ 1.0%
Jun-2025	101	102	- 1.0%
Jul-2025	106	108	- 1.9%
Aug-2025	105	112	- 6.3%
<b>Sep-2025</b>	<b>106</b>	<b>110</b>	<b>- 3.6%</b>
12-Month Avg	105	107	- 1.9%

## Historical Housing Affordability Index by Month

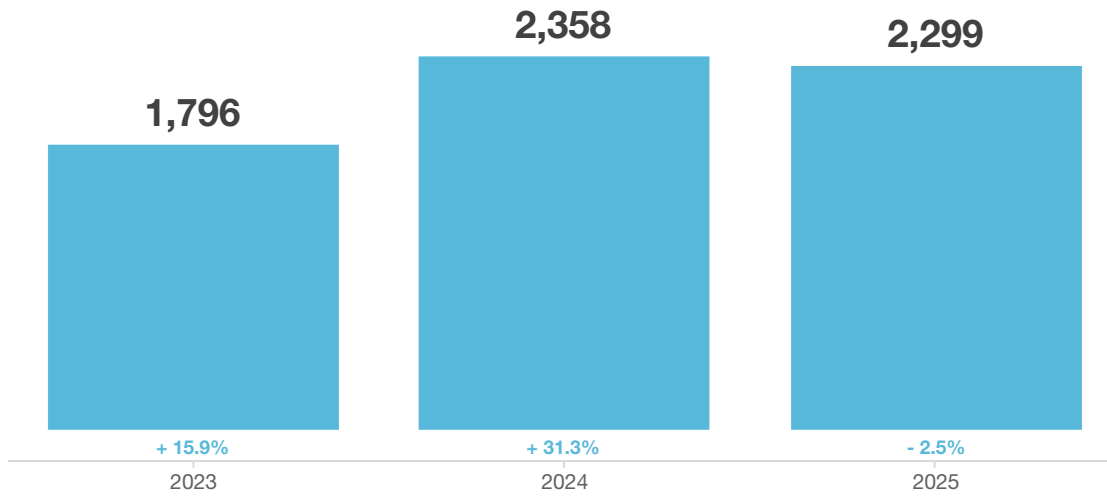


# Inventory of Homes for Sale

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

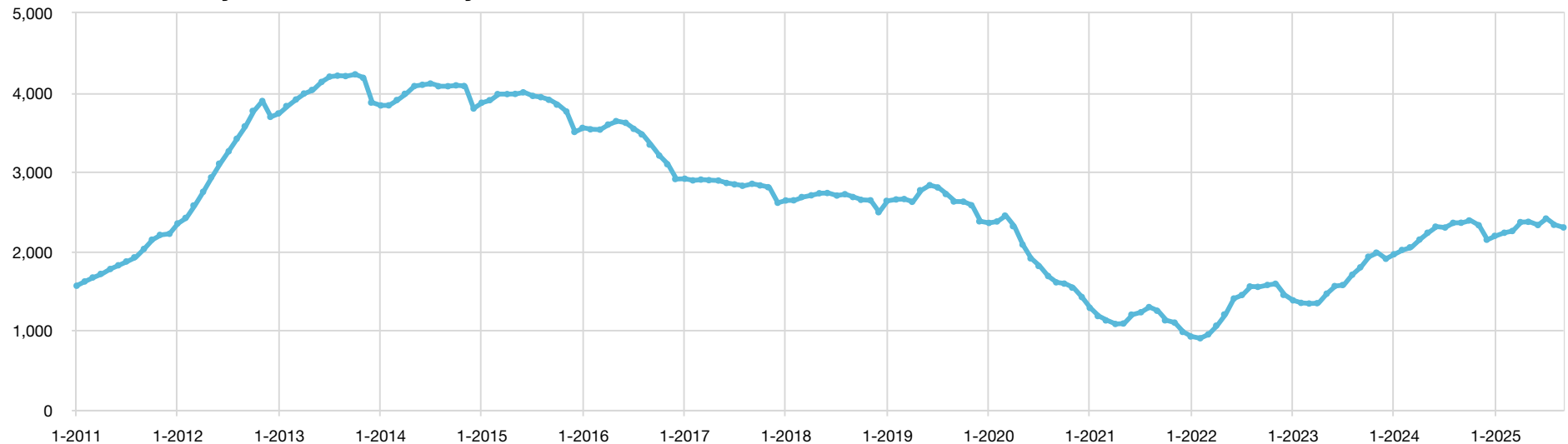


## September



	Homes for Sale	Prior Year	Year-Over-Year Change
Oct-2024	2,387	1,930	+ 23.7%
Nov-2024	2,327	1,981	+ 17.5%
Dec-2024	2,144	1,904	+ 12.6%
Jan-2025	2,193	1,961	+ 11.8%
Feb-2025	2,232	2,015	+ 10.8%
Mar-2025	2,254	2,048	+ 10.1%
Apr-2025	2,366	2,146	+ 10.3%
May-2025	2,370	2,232	+ 6.2%
Jun-2025	2,329	2,309	+ 0.9%
Jul-2025	2,411	2,298	+ 4.9%
Aug-2025	2,332	2,357	- 1.1%
<b>Sep-2025</b>	<b>2,299</b>	<b>2,358</b>	<b>- 2.5%</b>
12-Month Avg	2,304	2,128	+ 8.3%

## Historical Inventory of Homes for Sale by Month

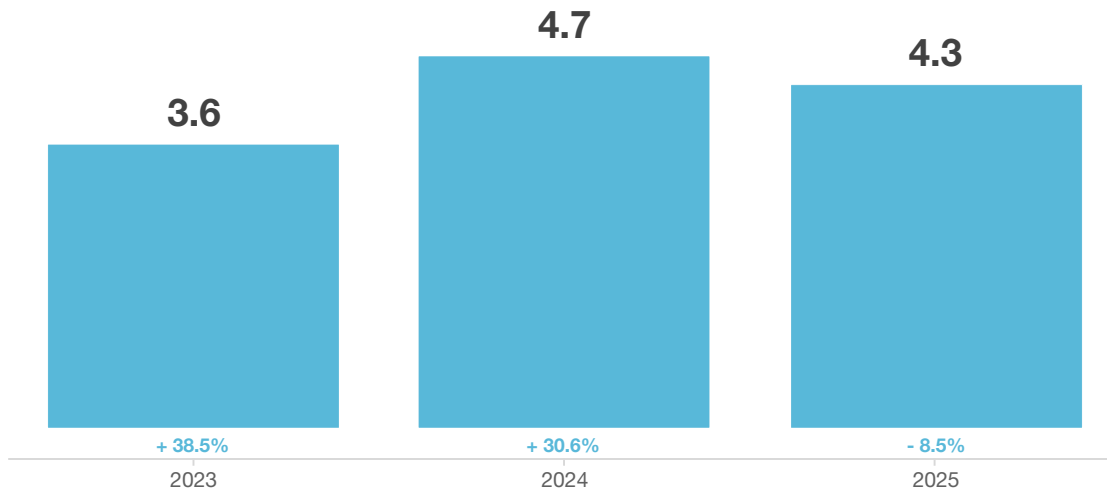


# Months Supply of Inventory

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.



## September



Months Supply	Prior Year	Year-Over-Year Change	
Oct-2024	4.7	3.9	+ 20.5%
Nov-2024	4.5	4.0	+ 12.5%
Dec-2024	4.2	3.8	+ 10.5%
Jan-2025	4.3	3.9	+ 10.3%
Feb-2025	4.4	4.0	+ 10.0%
Mar-2025	4.4	4.1	+ 7.3%
Apr-2025	4.6	4.2	+ 9.5%
May-2025	4.6	4.4	+ 4.5%
Jun-2025	4.5	4.6	- 2.2%
Jul-2025	4.6	4.6	0.0%
Aug-2025	4.4	4.7	- 6.4%
<b>Sep-2025</b>	<b>4.3</b>	<b>4.7</b>	<b>- 8.5%</b>
12-Month Avg*	4.5	4.2	+ 5.0%

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

## Historical Months Supply of Inventory by Month

