

Monthly Indicators



May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings in the Gulf Coast Association of REALTORS® service area increased 1.8 percent to 834. Pending Sales increased 23.0 percent to 680. Inventory increased 2.5 percent to 2,286.

Median Sales Price increased 0.9 percent from \$246,070 to \$248,250. Days on Market increased 7.1 percent to 60. Months Supply of Inventory were dead even with last year.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Quick Facts

- 1.5%	+ 0.9%	+ 2.5%
Change in Closed Sales	Change in Median Sales Price	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

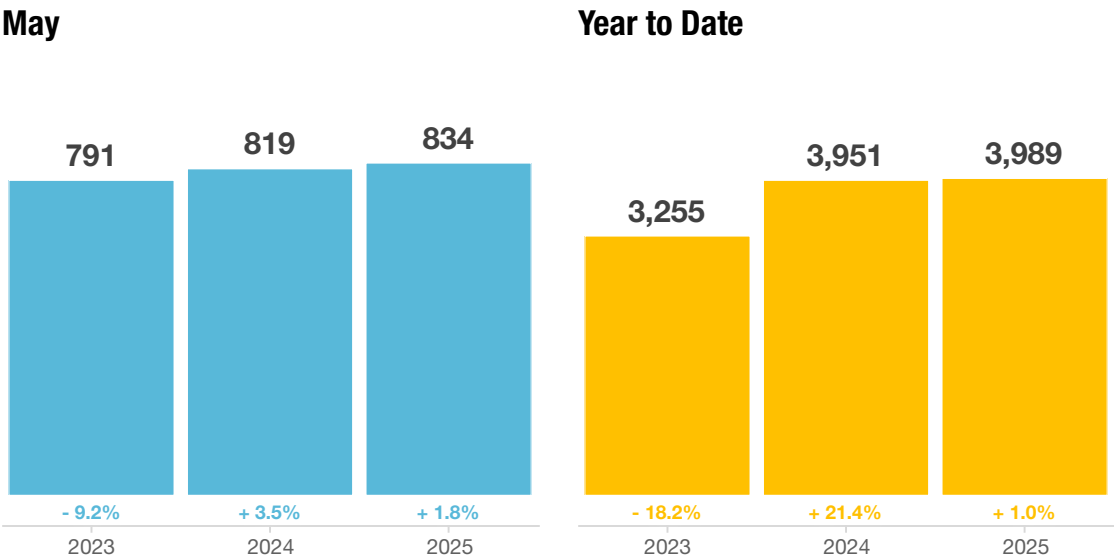
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		819	834	+ 1.8%	3,951	3,989	+ 1.0%
Pending Sales		553	680	+ 23.0%	2,758	2,872	+ 4.1%
Closed Sales		614	605	- 1.5%	2,480	2,474	- 0.2%
Days on Market Until Sale		56	60	+ 7.1%	57	66	+ 15.8%
Median Sales Price		\$246,070	\$248,250	+ 0.9%	\$239,700	\$245,000	+ 2.2%
Average Sales Price		\$270,300	\$291,078	+ 7.7%	\$259,879	\$279,026	+ 7.4%
Percent of List Price Received		97.2%	97.1%	- 0.1%	96.9%	97.1%	+ 0.2%
Housing Affordability Index		103	103	0.0%	106	105	- 0.9%
Inventory of Homes for Sale		2,231	2,286	+ 2.5%	—	—	—
Months Supply of Inventory		4.4	4.4	0.0%	—	—	—

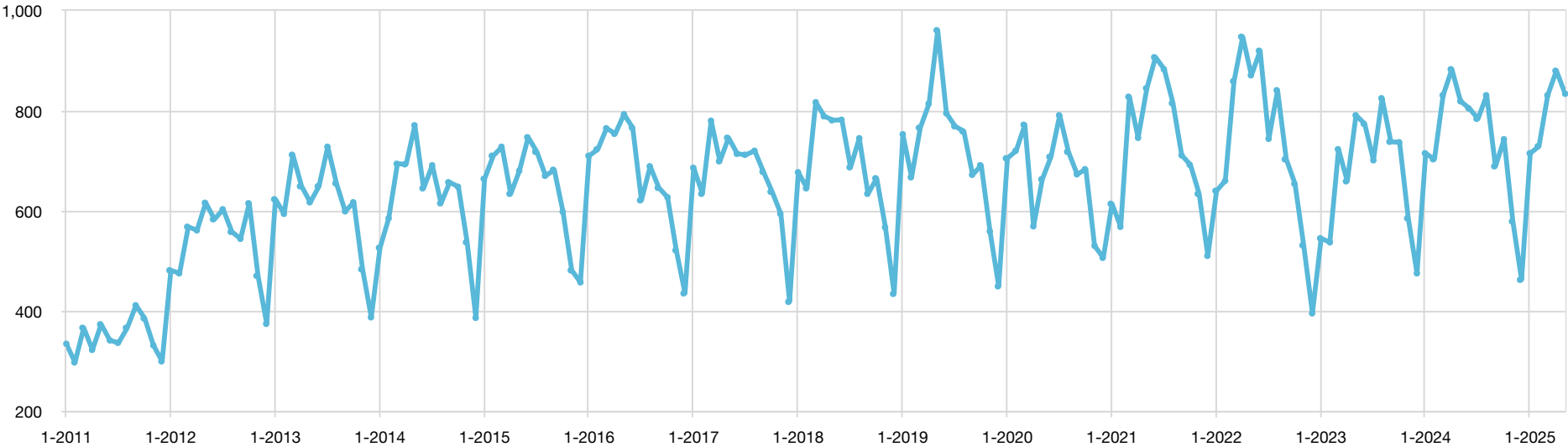
New Listings

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



New Listings		Prior Year	Year-Over-Year Change
Jun-2024	805	774	+ 4.0%
Jul-2024	784	701	+ 11.8%
Aug-2024	831	825	+ 0.7%
Sep-2024	689	738	- 6.6%
Oct-2024	743	737	+ 0.8%
Nov-2024	579	585	- 1.0%
Dec-2024	462	475	- 2.7%
Jan-2025	715	715	0.0%
Feb-2025	729	703	+ 3.7%
Mar-2025	831	831	0.0%
Apr-2025	880	883	- 0.3%
May-2025	834	819	+ 1.8%
12-Month Avg	740	732	+ 1.1%

Historical New Listings by Month



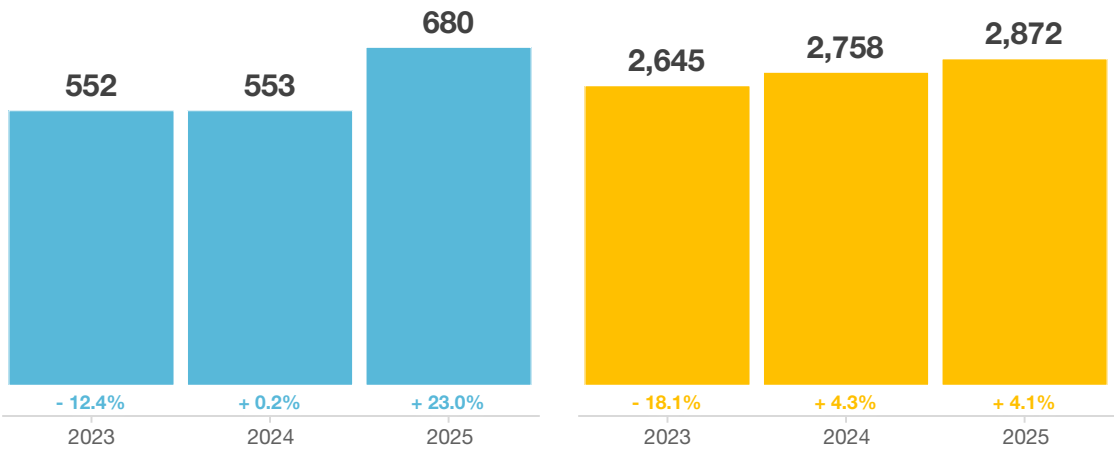
Pending Sales

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



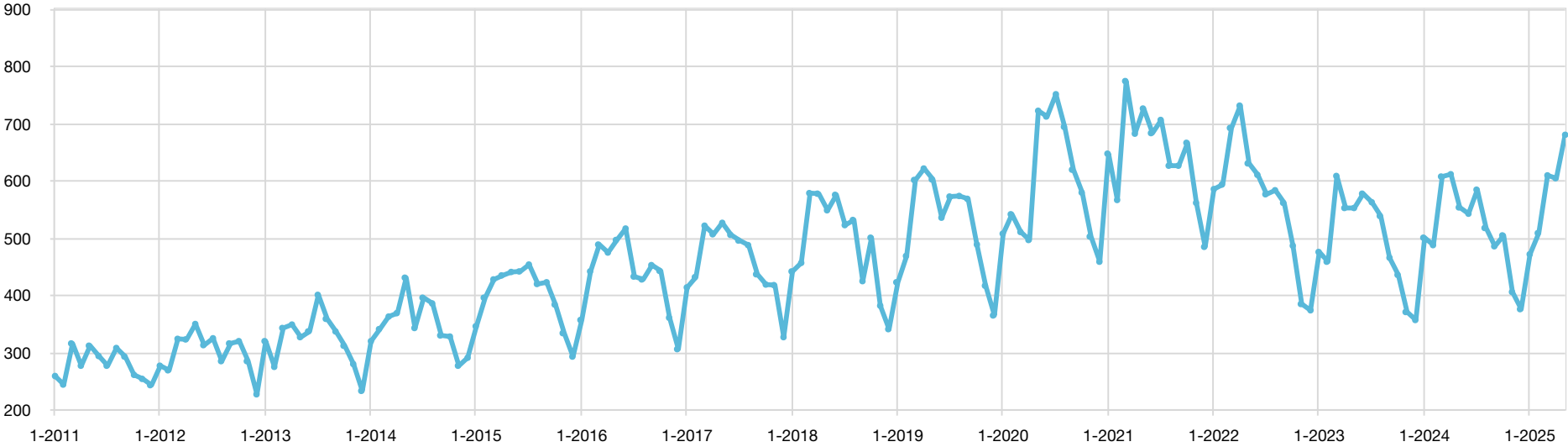
May

Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Jun-2024	542	577	- 6.1%
Jul-2024	584	562	+ 3.9%
Aug-2024	517	538	- 3.9%
Sep-2024	485	465	+ 4.3%
Oct-2024	504	435	+ 15.9%
Nov-2024	405	370	+ 9.5%
Dec-2024	375	356	+ 5.3%
Jan-2025	471	500	- 5.8%
Feb-2025	508	487	+ 4.3%
Mar-2025	609	607	+ 0.3%
Apr-2025	604	611	- 1.1%
May-2025	680	553	+ 23.0%
12-Month Avg	524	505	+ 3.8%

Historical Pending Sales by Month

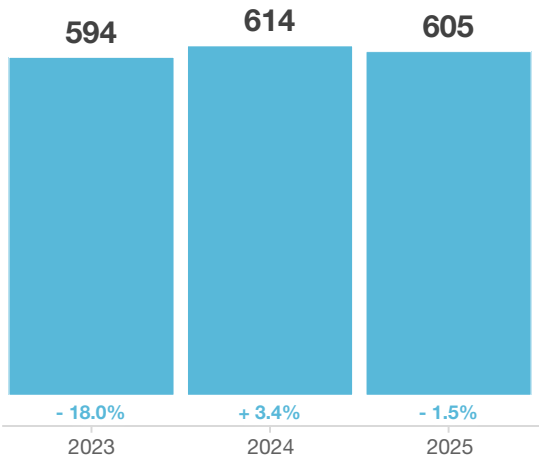


Closed Sales

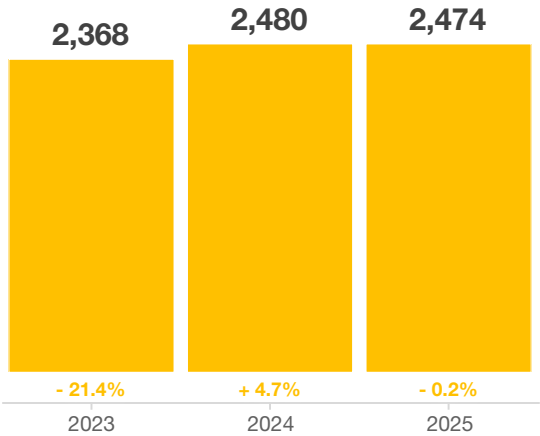
A count of the actual sales that closed in a given month.



May

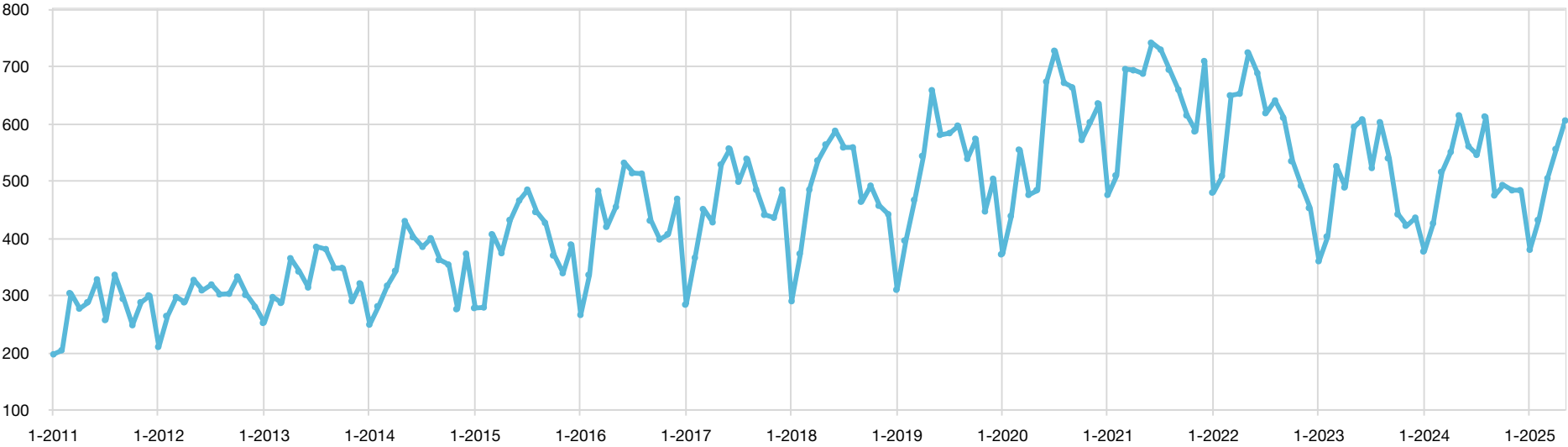


Year to Date



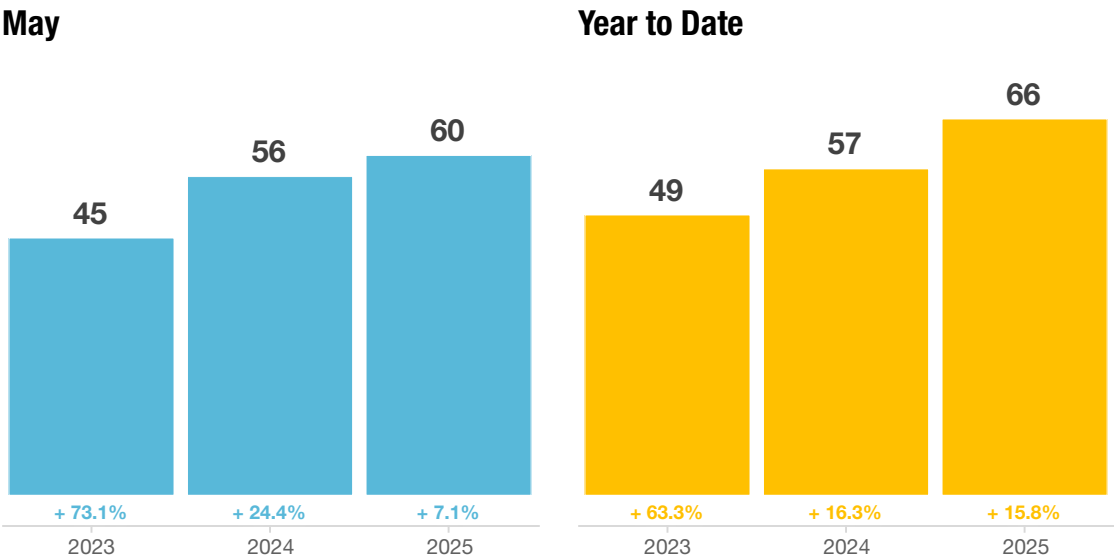
Closed Sales		Prior Year	Year-Over-Year Change
Jun-2024	560	607	- 7.7%
Jul-2024	545	522	+ 4.4%
Aug-2024	612	602	+ 1.7%
Sep-2024	474	539	- 12.1%
Oct-2024	492	441	+ 11.6%
Nov-2024	483	421	+ 14.7%
Dec-2024	483	435	+ 11.0%
Jan-2025	379	376	+ 0.8%
Feb-2025	431	425	+ 1.4%
Mar-2025	504	515	- 2.1%
Apr-2025	555	550	+ 0.9%
May-2025	605	614	- 1.5%
12-Month Avg	510	504	+ 1.2%

Historical Closed Sales by Month



Days on Market Until Sale

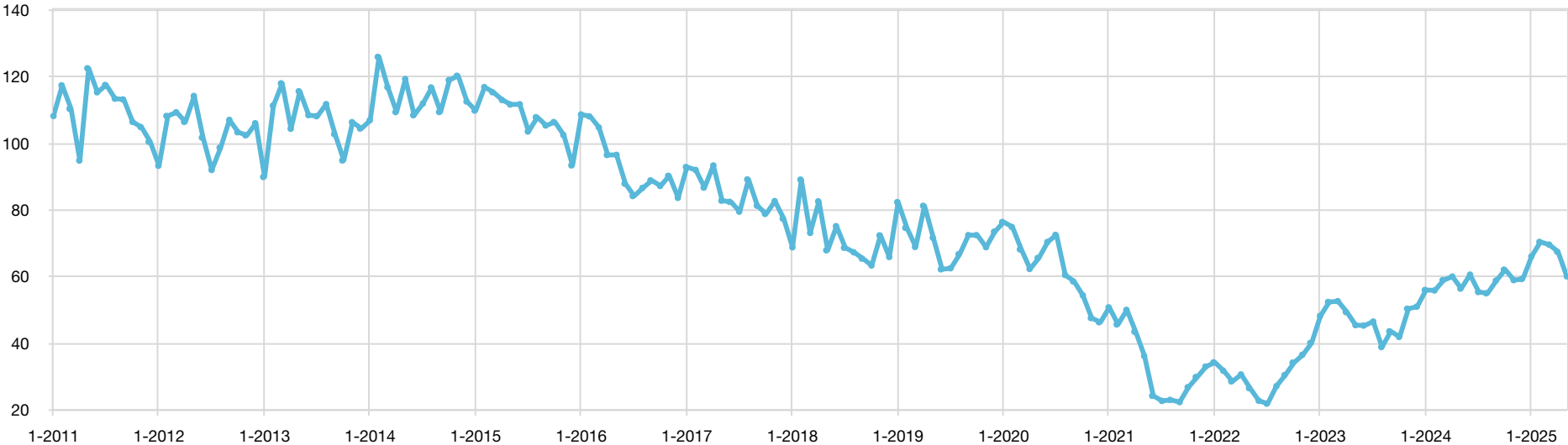
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Year-Over-Year Change
Jun-2024	60	45	+ 33.3%
Jul-2024	55	46	+ 19.6%
Aug-2024	55	39	+ 41.0%
Sep-2024	59	43	+ 37.2%
Oct-2024	62	42	+ 47.6%
Nov-2024	59	50	+ 18.0%
Dec-2024	59	51	+ 15.7%
Jan-2025	66	56	+ 17.9%
Feb-2025	70	56	+ 25.0%
Mar-2025	69	59	+ 16.9%
Apr-2025	67	60	+ 11.7%
May-2025	60	56	+ 7.1%
12-Month Avg*	61	50	+ 23.0%

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

Historical Days on Market Until Sale by Month



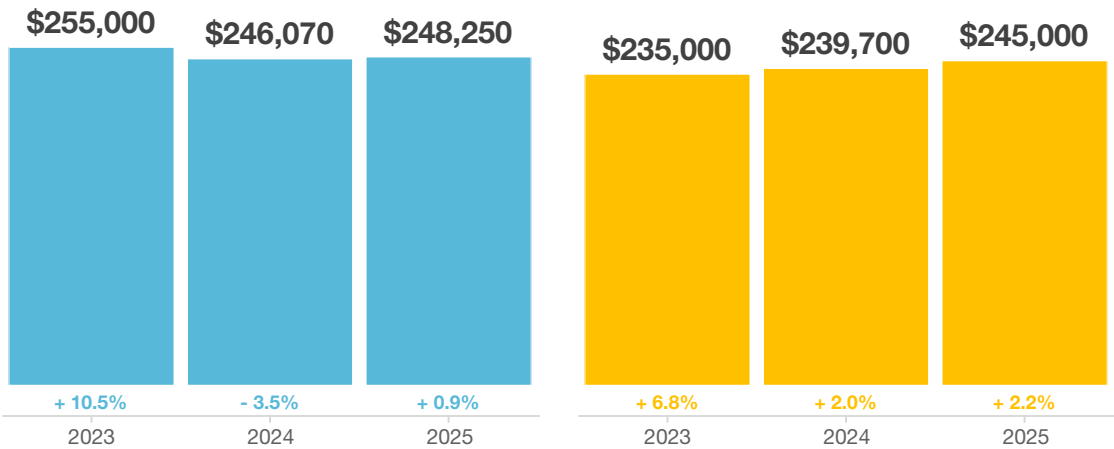
Median Sales Price

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



May

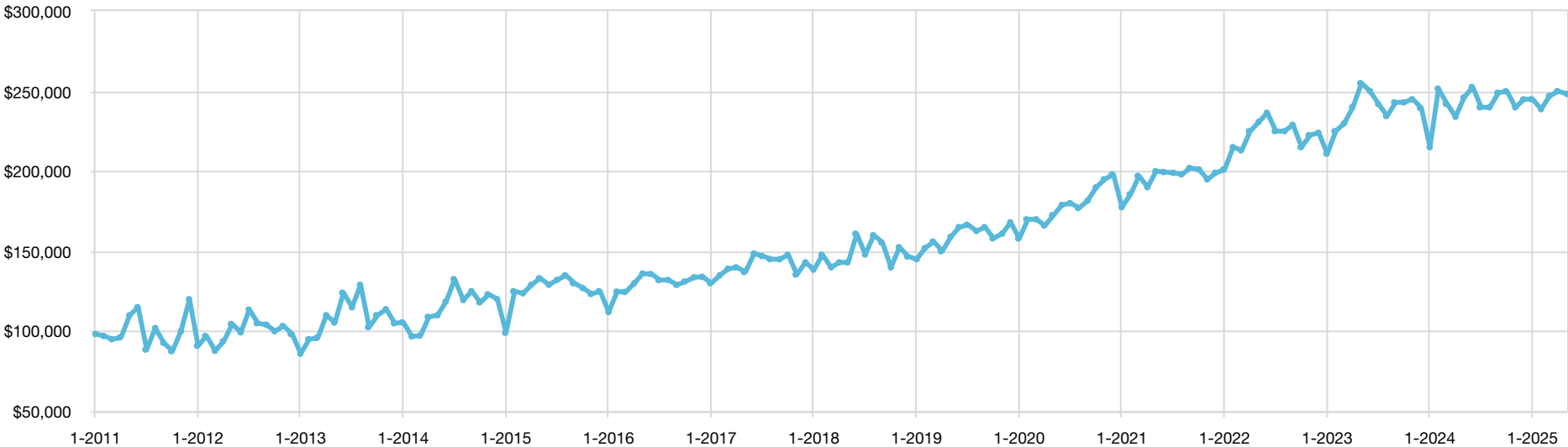
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Jun-2024	\$252,599	\$250,000	+ 1.0%
Jul-2024	\$239,900	\$242,000	- 0.9%
Aug-2024	\$239,900	\$234,500	+ 2.3%
Sep-2024	\$248,950	\$243,000	+ 2.4%
Oct-2024	\$249,950	\$243,000	+ 2.9%
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	\$238,750	\$251,530	- 5.1%
Mar-2025	\$247,000	\$242,125	+ 2.0%
Apr-2025	\$250,000	\$233,990	+ 6.8%
May-2025	\$248,250	\$246,070	+ 0.9%
12-Month Avg*	\$245,000	\$240,000	+ 2.1%

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

Historical Median Sales Price by Month



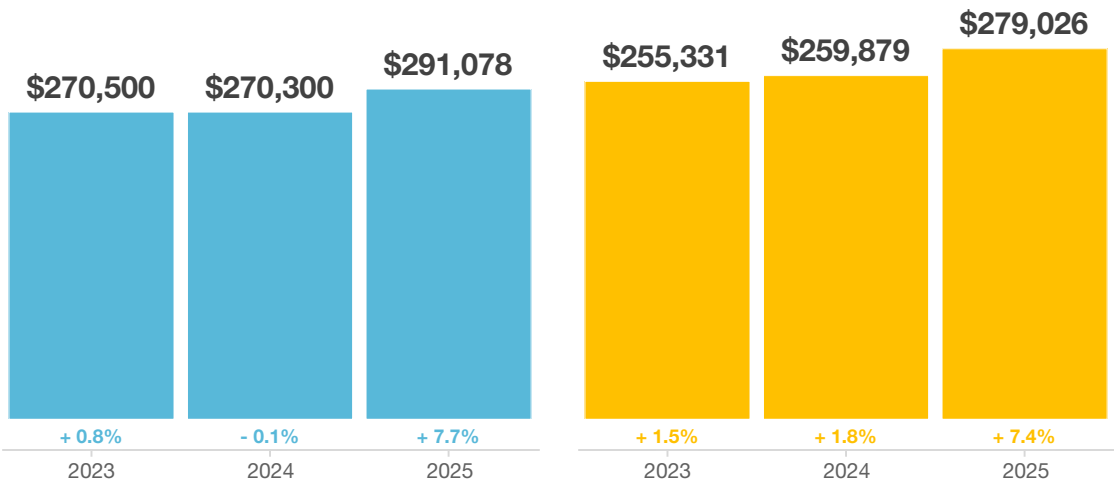
Average Sales Price

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



May

Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Jun-2024	\$268,609	\$271,600	- 1.1%
Jul-2024	\$264,706	\$274,281	- 3.5%
Aug-2024	\$273,180	\$264,192	+ 3.4%
Sep-2024	\$281,048	\$264,840	+ 6.1%
Oct-2024	\$279,087	\$262,583	+ 6.3%
Nov-2024	\$267,188	\$270,112	- 1.1%
Dec-2024	\$270,819	\$254,750	+ 6.3%
Jan-2025	\$284,794	\$240,159	+ 18.6%
Feb-2025	\$274,384	\$265,845	+ 3.2%
Mar-2025	\$267,164	\$255,657	+ 4.5%
Apr-2025	\$276,376	\$261,069	+ 5.9%
May-2025	\$291,078	\$270,300	+ 7.7%
12-Month Avg*	\$274,793	\$263,711	+ 4.2%

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

Historical Average Sales Price by Month



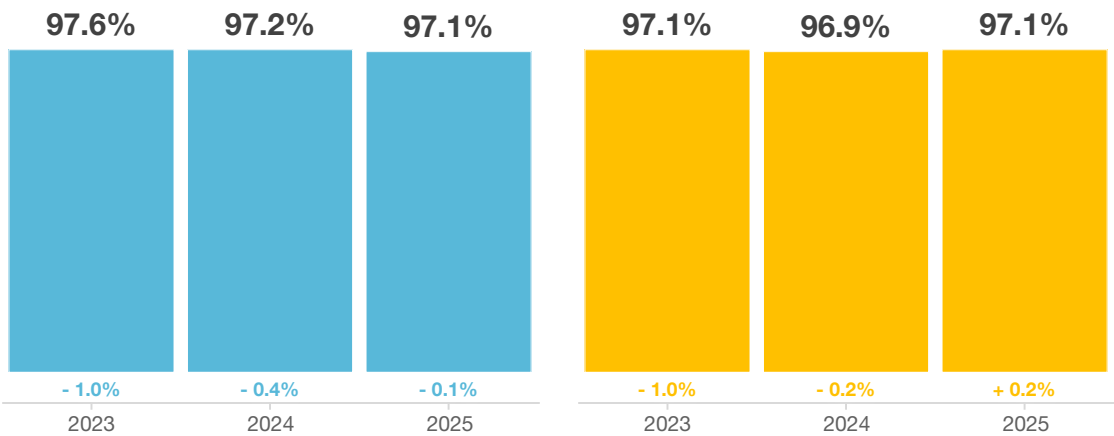
Percent of List Price Received

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.



May

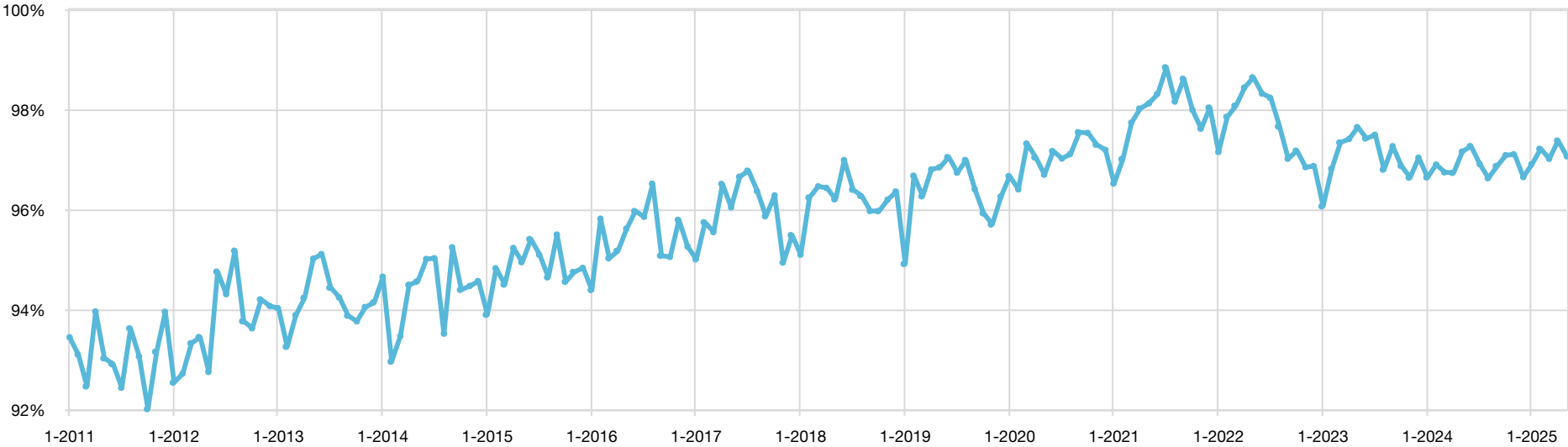
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Jun-2024	97.3%	97.4%	- 0.1%
Jul-2024	96.9%	97.5%	- 0.6%
Aug-2024	96.6%	96.8%	- 0.2%
Sep-2024	96.9%	97.3%	- 0.4%
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	97.1%	97.2%	- 0.1%
12-Month Avg*	97.0%	97.0%	+ 0.0%

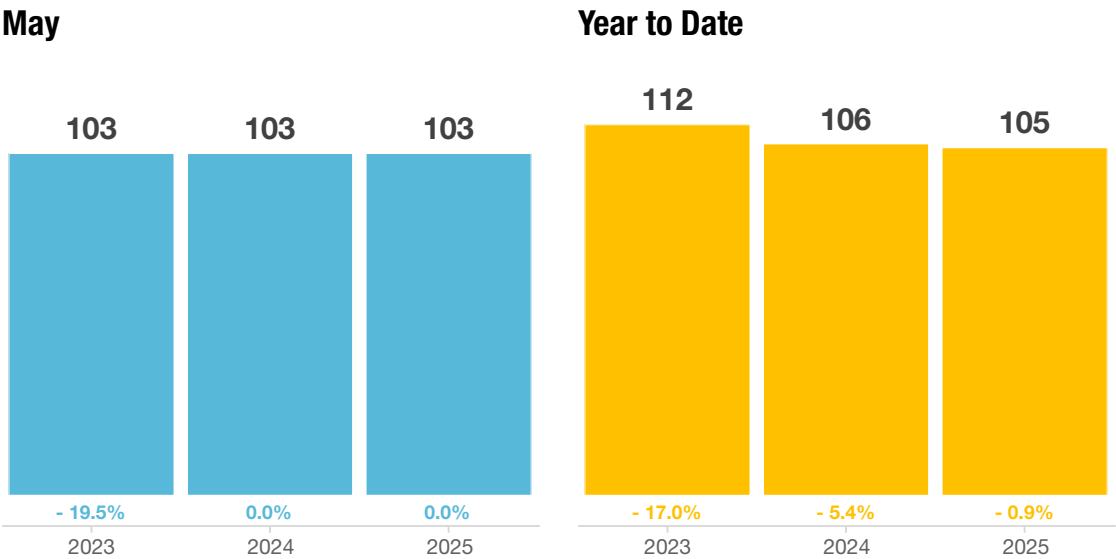
* Pct. of List Price Received for all properties from June 2024 through May 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



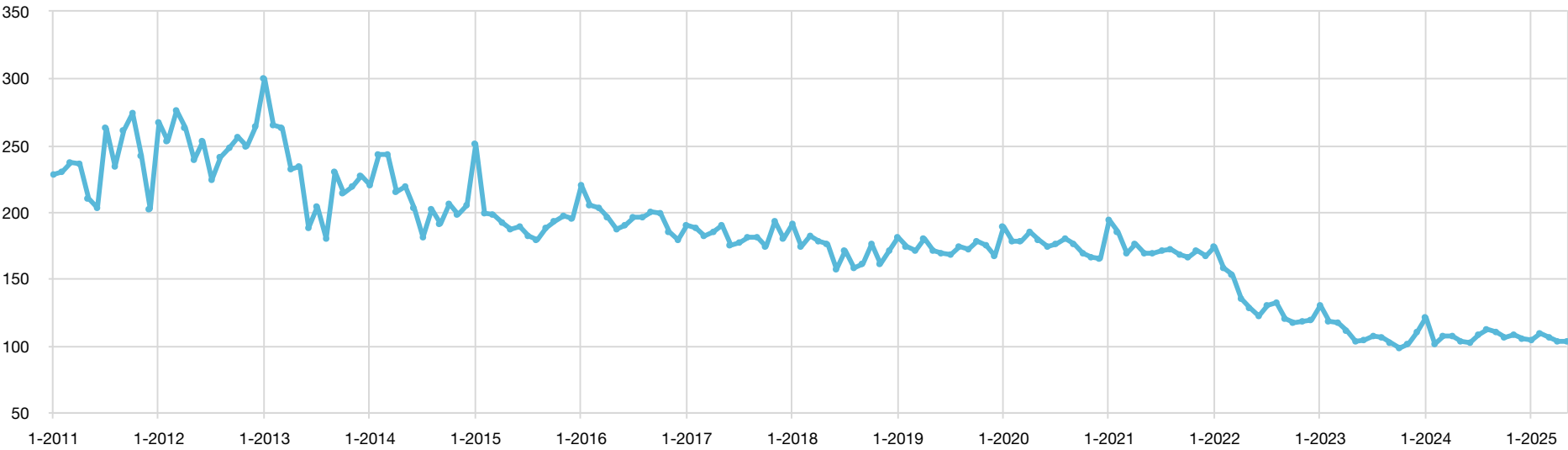
Housing Affordability Index

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
Jun-2024	102	104	- 1.9%
Jul-2024	108	107	+ 0.9%
Aug-2024	112	106	+ 5.7%
Sep-2024	110	102	+ 7.8%
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	101	+ 7.9%
Mar-2025	106	107	- 0.9%
Apr-2025	103	107	- 3.7%
May-2025	103	103	0.0%
12-Month Avg	106	106	0.0%

Historical Housing Affordability Index by Month

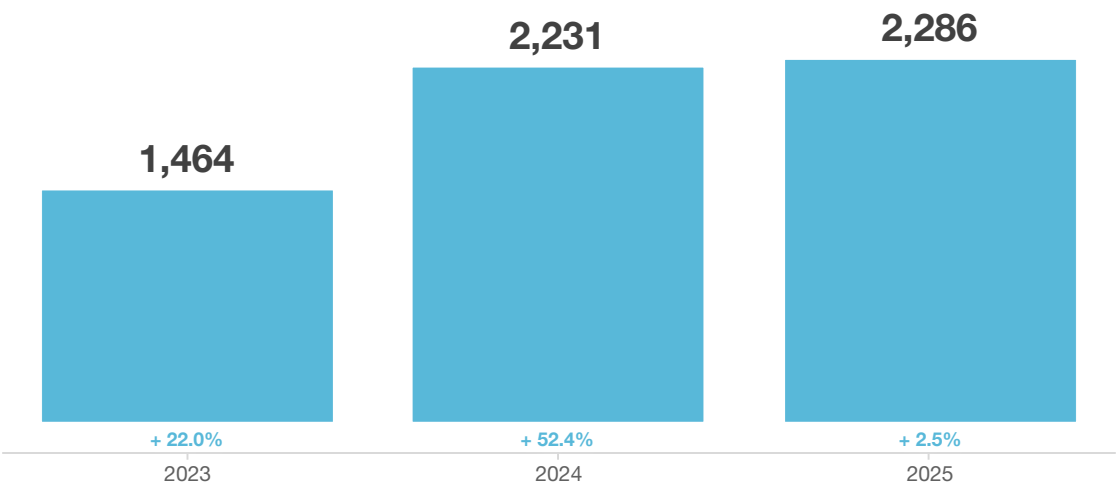


Inventory of Homes for Sale

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

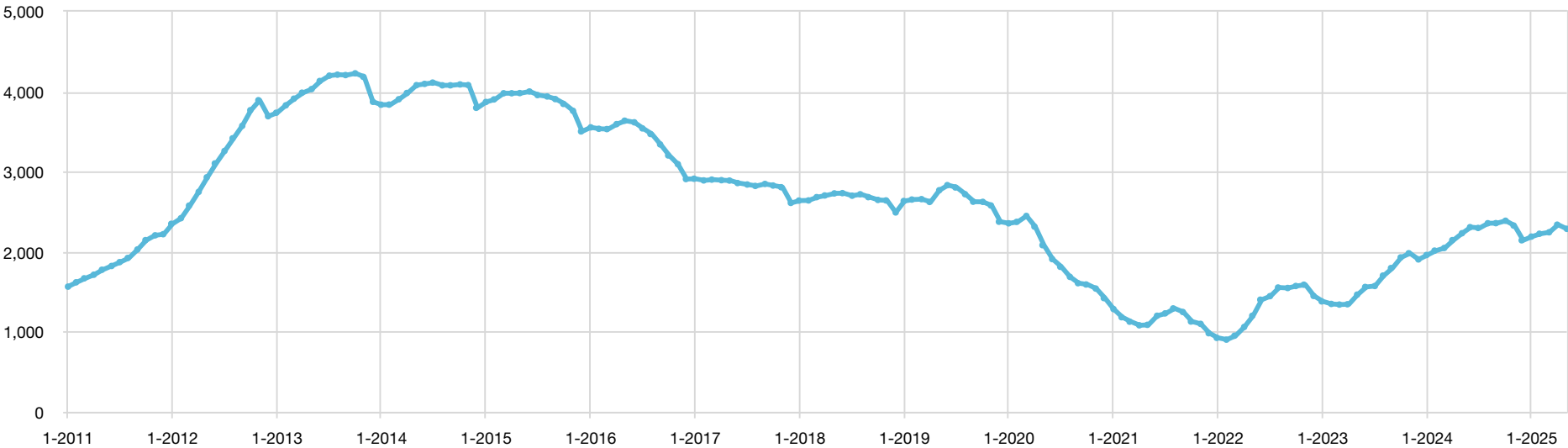


May



Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2024	2,307	1,560 + 47.9%
Jul-2024	2,297	1,572 + 46.1%
Aug-2024	2,356	1,702 + 38.4%
Sep-2024	2,357	1,796 + 31.2%
Oct-2024	2,387	1,929 + 23.7%
Nov-2024	2,327	1,981 + 17.5%
Dec-2024	2,143	1,904 + 12.6%
Jan-2025	2,189	1,959 + 11.7%
Feb-2025	2,225	2,014 + 10.5%
Mar-2025	2,243	2,047 + 9.6%
Apr-2025	2,338	2,145 + 9.0%
May-2025	2,286	2,231 + 2.5%
12-Month Avg	2,288	1,903 + 20.2%

Historical Inventory of Homes for Sale by Month

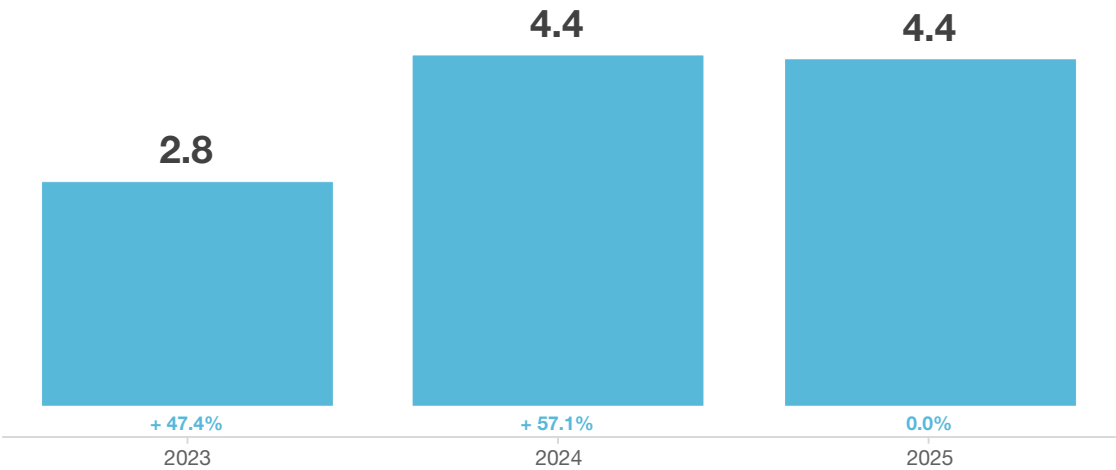


Months Supply of Inventory

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.



May



Months Supply		Prior Year	Year-Over-Year Change
Jun-2024	4.6	3.0	+ 53.3%
Jul-2024	4.6	3.1	+ 48.4%
Aug-2024	4.7	3.3	+ 42.4%
Sep-2024	4.7	3.6	+ 30.6%
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	4.3	4.0	+ 7.5%
Mar-2025	4.4	4.1	+ 7.3%
Apr-2025	4.6	4.2	+ 9.5%
May-2025	4.4	4.4	0.0%
12-Month Avg*	4.5	3.8	+ 18.5%

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

Historical Months Supply of Inventory by Month

