Monthly Indicators

GULF COAST
ASSOCIATION OF REALTORS® INC.

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings in the Gulf Coast Association of REALTORS® service area decreased 4.9 percent to 698. Pending Sales increased 2.6 percent to 521. Inventory increased 4.1 percent to 2,483.

Median Sales Price increased 3.7 percent from $254,288 to $263,700. Days on Market increased 25.9 percent to 73. Months Supply of Inventory increased 6.7 percent to 4.8.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Quick Facts

- 10.2%	+ 3.7%	+ 4.1%
Change in **Closed Sales**	Change in **Median Sales Price**	Change in **Homes for Sale**

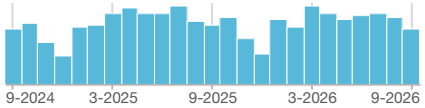
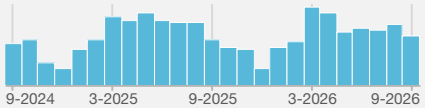
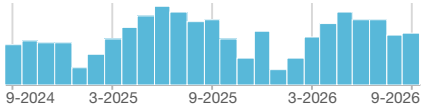
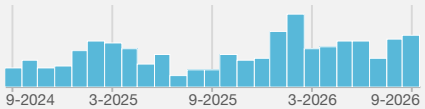
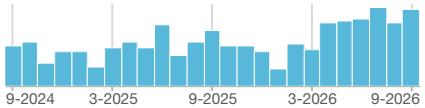
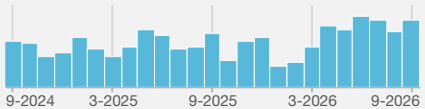
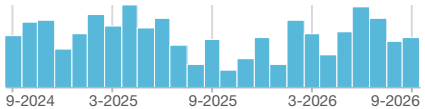
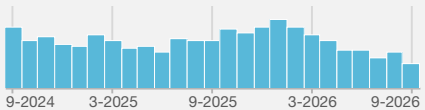
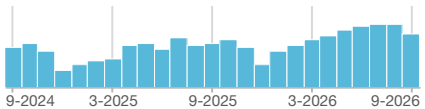
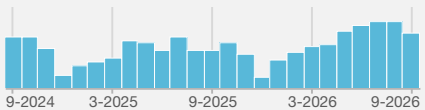
This report covers residential real estate activity inGreene, George, Hancock, Jackson, Harrison, Pearl River, and Stone counties. Percent changes are calculated using rounded figures.

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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.

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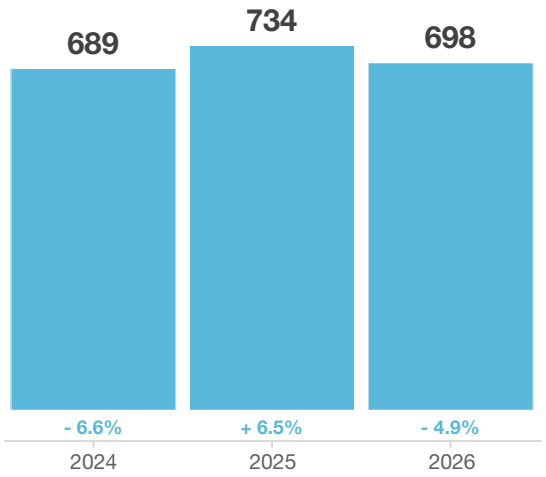
Key Metrics	Historical Sparkbars	9-2025	9-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		734	**698**	- 4.9%	7,214	**7,154**	- 0.8%
Pending Sales		508	**521**	+ 2.6%	5,051	**4,963**	- 1.7%
Closed Sales		586	**526**	- 10.2%	4,914	**4,724**	- 3.9%
Days on Market Until Sale		58	**73**	+ 25.9%	63	**71**	+ 12.7%
Median Sales Price		$254,288	**$263,700**	+ 3.7%	$249,900	**$255,000**	+ 2.0%
Average Sales Price		$287,005	**$299,938**	+ 4.5%	$279,692	**$288,225**	+ 3.1%
Percent of List Price Received		96.8%	**96.8%**	0.0%	96.9%	**96.9%**	0.0%
Housing Affordability Index		111	**101**	- 9.0%	113	**104**	- 8.0%
Inventory of Homes for Sale		2,385	**2,483**	+ 4.1%	—	**—**	—
Months Supply of Inventory		4.5	**4.8**	+ 6.7%	—	**—**	—

New Listings

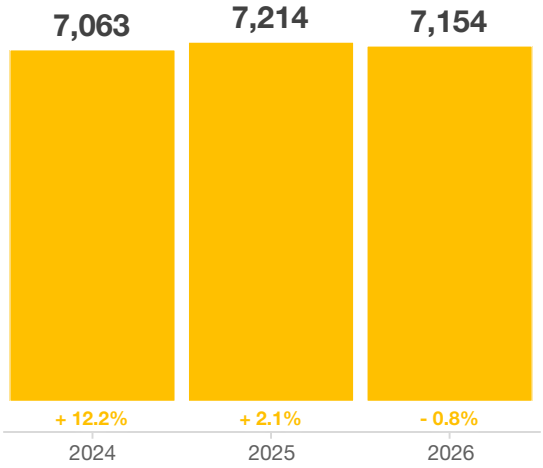
A count of the properties that have been newly listed on the market in a given month.

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September

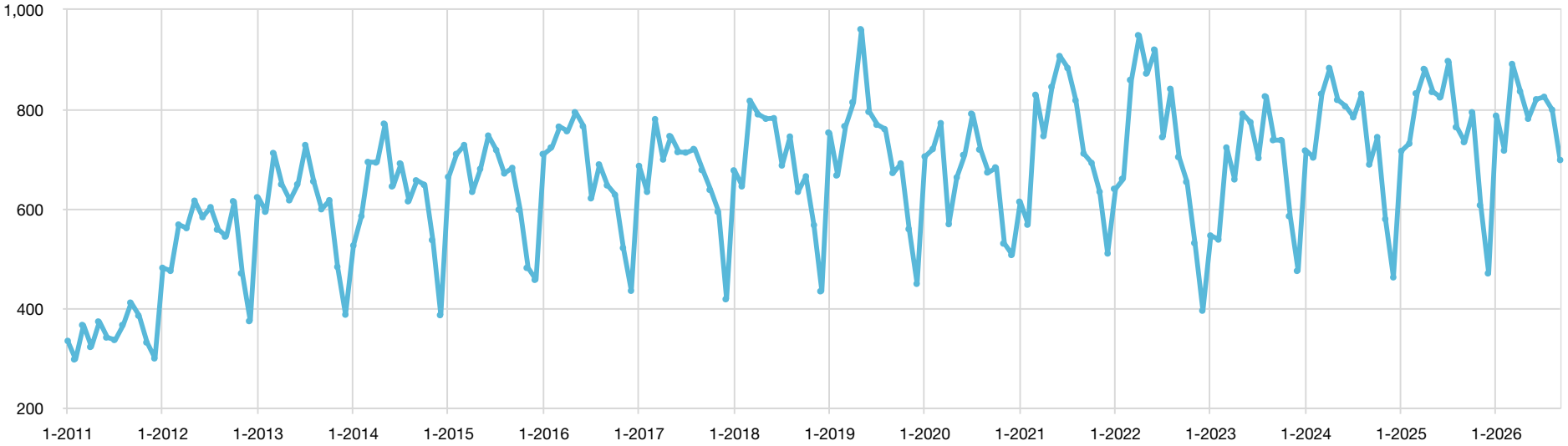


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Oct-2025	794	744	+ 6.7%
Nov-2025	607	579	+ 4.8%
Dec-2025	470	462	+ 1.7%
Jan-2026	787	716	+ 9.9%
Feb-2026	717	731	- 1.9%
Mar-2026	891	832	+ 7.1%
Apr-2026	836	881	- 5.1%
May-2026	781	835	- 6.5%
Jun-2026	820	824	- 0.5%
Jul-2026	825	897	- 8.0%
Aug-2026	799	764	+ 4.6%
Sep-2026	**698**	**734**	**- 4.9%**
12-Month Avg	752	750	+ 0.3%

Historical New Listings by Month

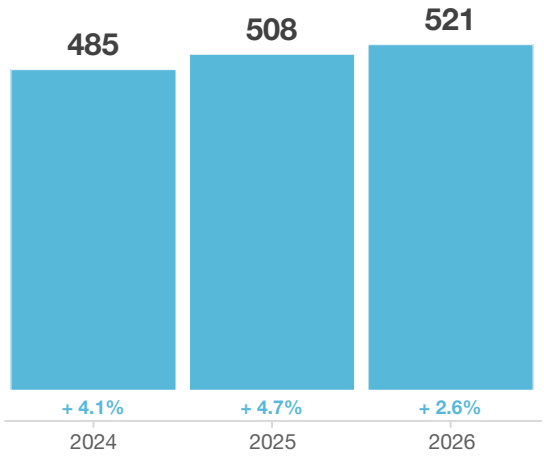


Pending Sales

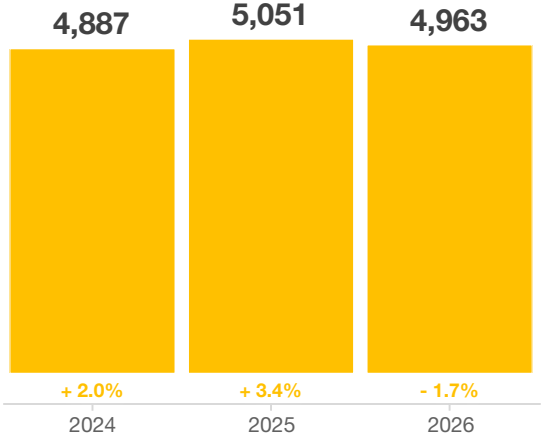
A count of the properties on which offers have been accepted in a given month.

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September

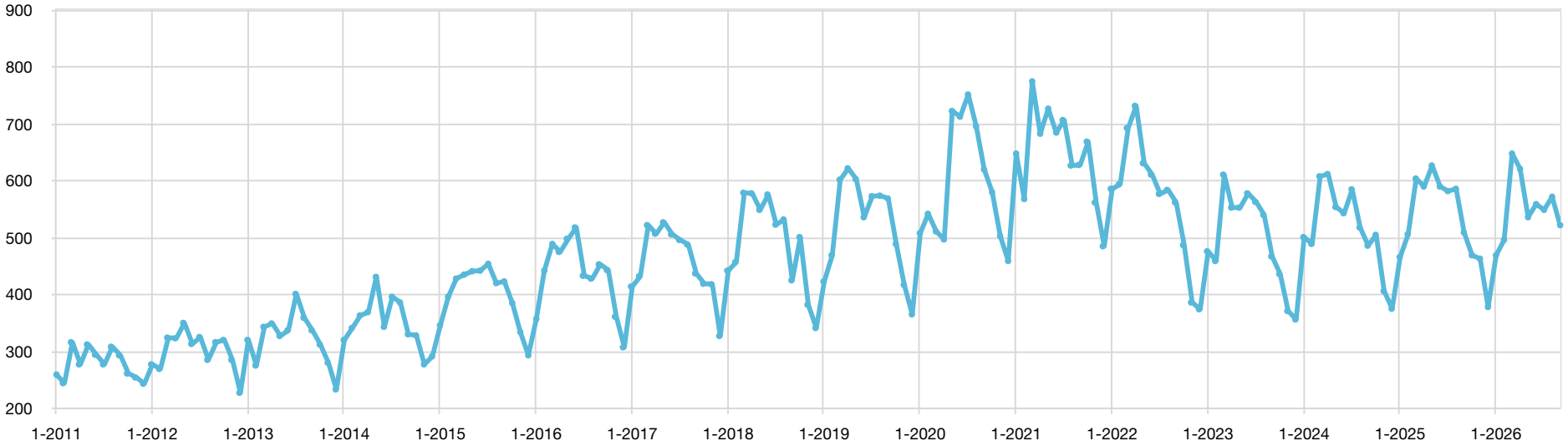


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Oct-2025	468	504	- 7.1%
Nov-2025	462	405	+ 14.1%
Dec-2025	377	374	+ 0.8%
Jan-2026	468	465	+ 0.6%
Feb-2026	495	505	- 2.0%
Mar-2026	647	603	+ 7.3%
Apr-2026	620	589	+ 5.3%
May-2026	535	626	- 14.5%
Jun-2026	558	589	- 5.3%
Jul-2026	548	581	- 5.7%
Aug-2026	571	585	- 2.4%
Sep-2026	**521**	**508**	**+ 2.6%**
12-Month Avg	523	528	- 0.9%

Historical Pending Sales by Month

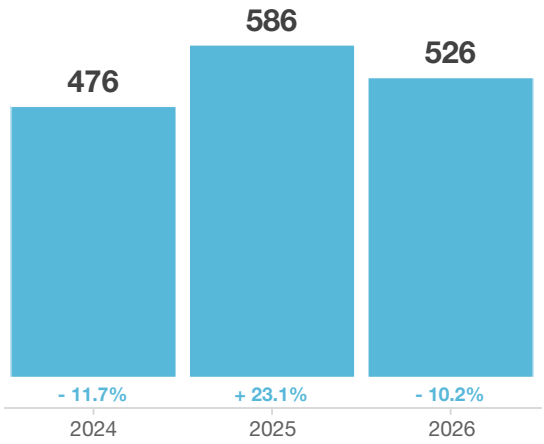


Closed Sales

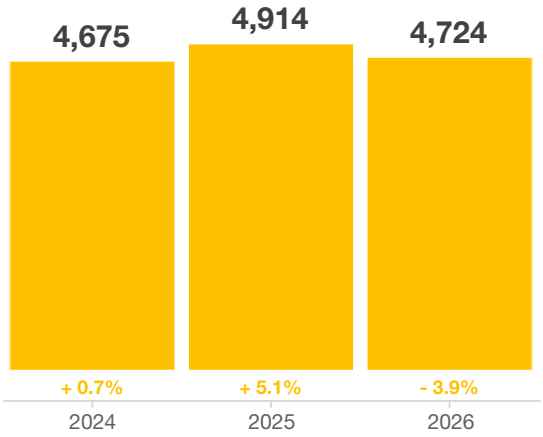
A count of the actual sales that closed in a given month.

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September

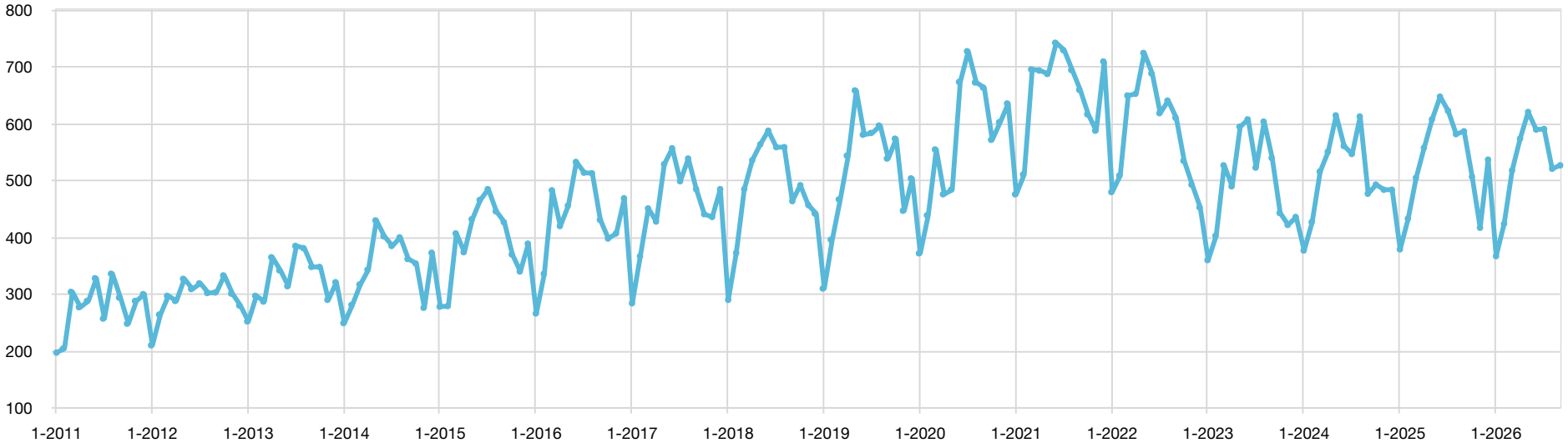


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Oct-2025	506	492	+ 2.8%
Nov-2025	416	483	- 13.9%
Dec-2025	536	483	+ 11.0%
Jan-2026	366	378	- 3.2%
Feb-2026	423	432	- 2.1%
Mar-2026	517	504	+ 2.6%
Apr-2026	573	557	+ 2.9%
May-2026	620	607	+ 2.1%
Jun-2026	589	647	- 9.0%
Jul-2026	590	622	- 5.1%
Aug-2026	520	581	- 10.5%
Sep-2026	**526**	**586**	**- 10.2%**
12-Month Avg	515	531	- 3.0%

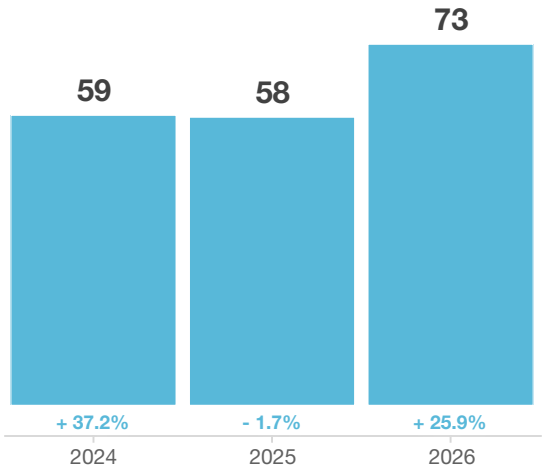
Historical Closed Sales by Month



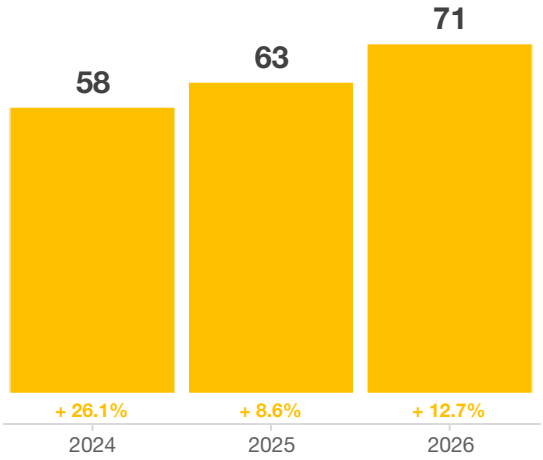
Days on Market Until Sale

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

September



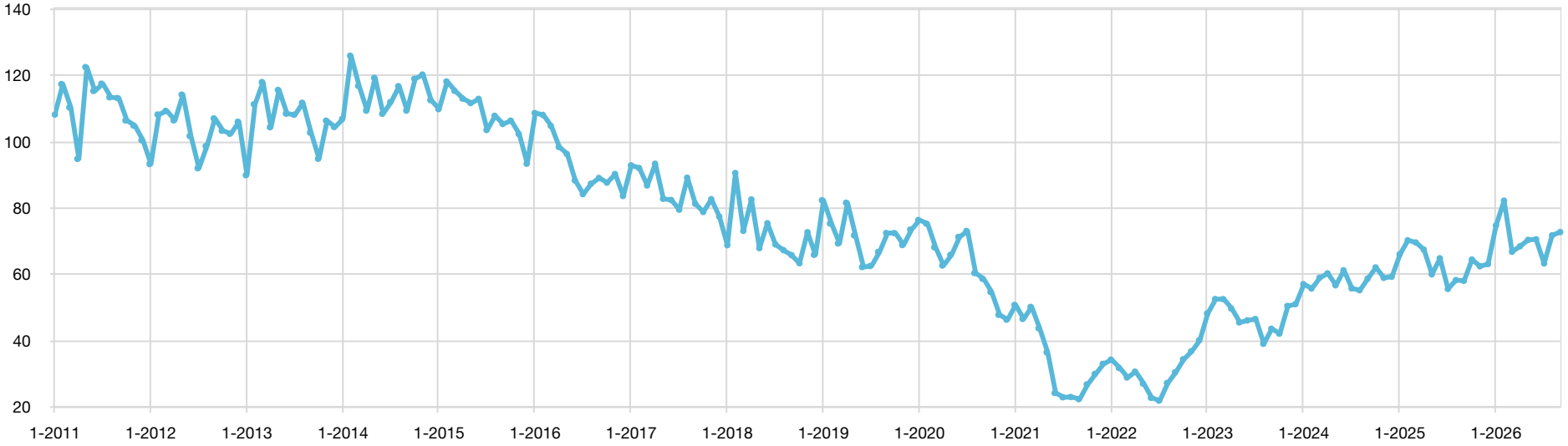
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Oct-2025	64	62	+ 3.2%
Nov-2025	62	59	+ 5.1%
Dec-2025	63	59	+ 6.8%
Jan-2026	75	66	+ 13.6%
Feb-2026	82	70	+ 17.1%
Mar-2026	67	69	- 2.9%
Apr-2026	68	67	+ 1.5%
May-2026	70	60	+ 16.7%
Jun-2026	70	65	+ 7.7%
Jul-2026	63	55	+ 14.5%
Aug-2026	72	58	+ 24.1%
Sep-2026	**73**	**58**	**+ 25.9%**
12-Month Avg*	69	62	+ 10.9%

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

Historical Days on Market Until Sale by Month

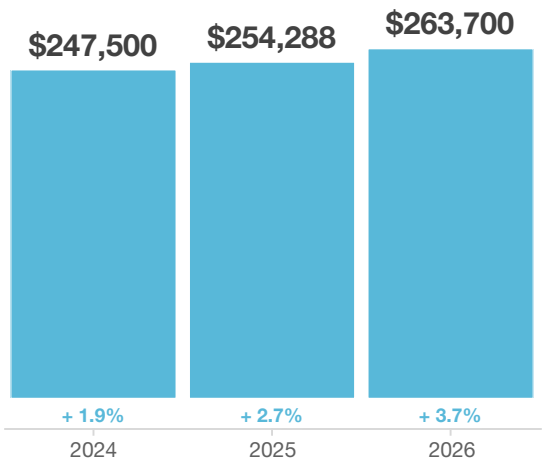


Median Sales Price

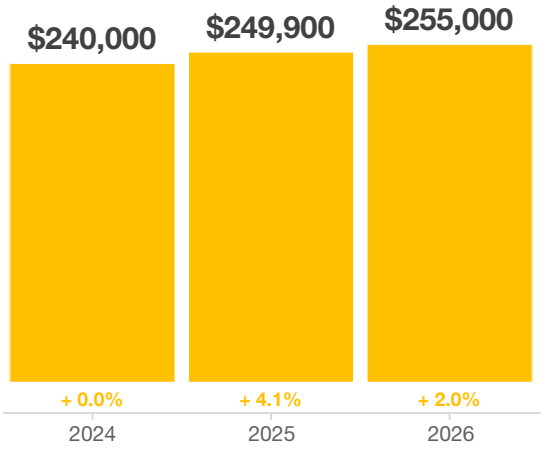
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

GULF COAST ASSOCIATION OF REALTORS® INC.

September



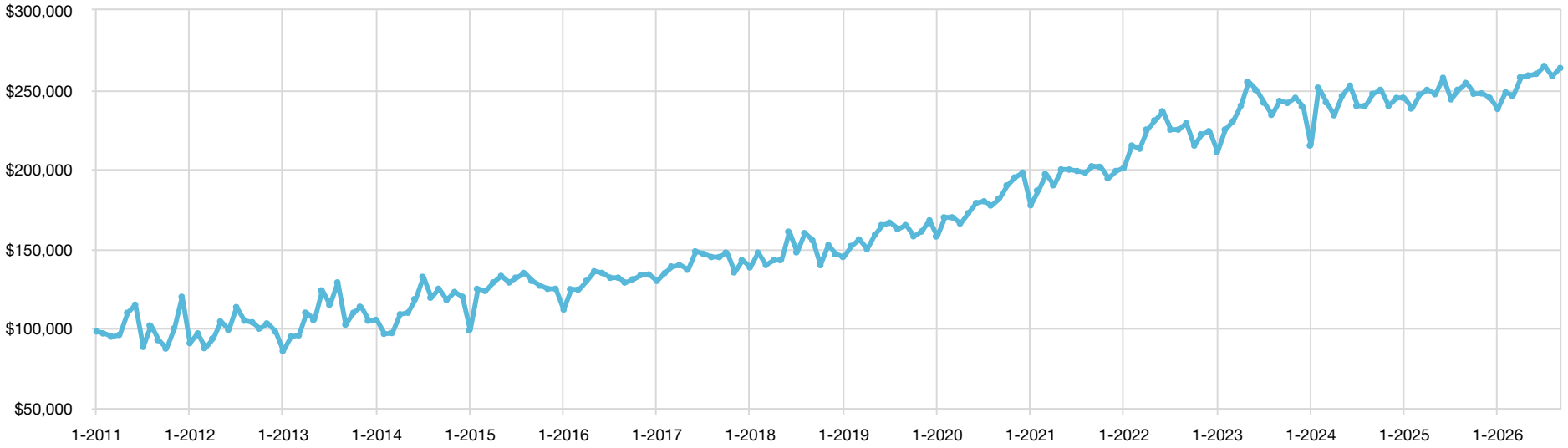
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
Oct-2025	$247,495	$249,950	- 1.0%
Nov-2025	$247,750	$239,900	+ 3.3%
Dec-2025	$245,000	$244,900	+ 0.0%
Jan-2026	$238,000	$244,990	- 2.9%
Feb-2026	$248,380	$238,250	+ 4.3%
Mar-2026	$246,290	$247,000	- 0.3%
Apr-2026	$257,800	$249,950	+ 3.1%
May-2026	$259,000	$247,250	+ 4.8%
Jun-2026	$260,000	$257,500	+ 1.0%
Jul-2026	$265,000	$244,000	+ 8.6%
Aug-2026	$258,508	$250,000	+ 3.4%
Sep-2026	**$263,700**	**$254,288**	**+ 3.7%**
12-Month Avg*	$252,455	$249,000	+ 1.4%

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

Historical Median Sales Price by Month

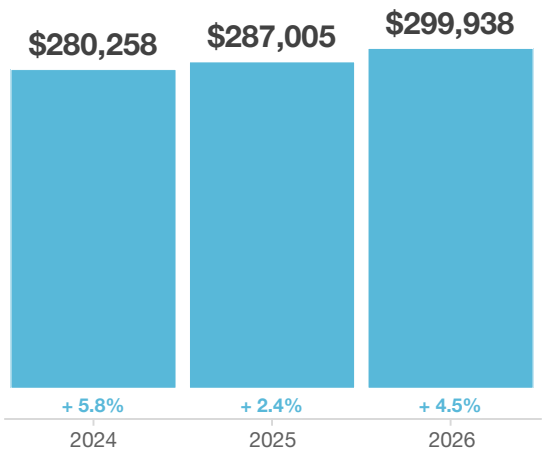


Average Sales Price

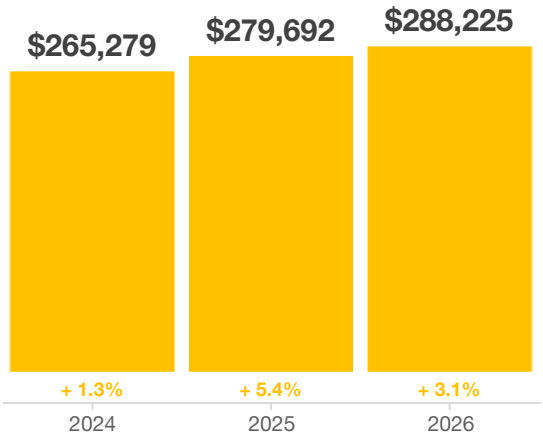
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

GULF COAST ASSOCIATION OF REALTORS® INC.

September



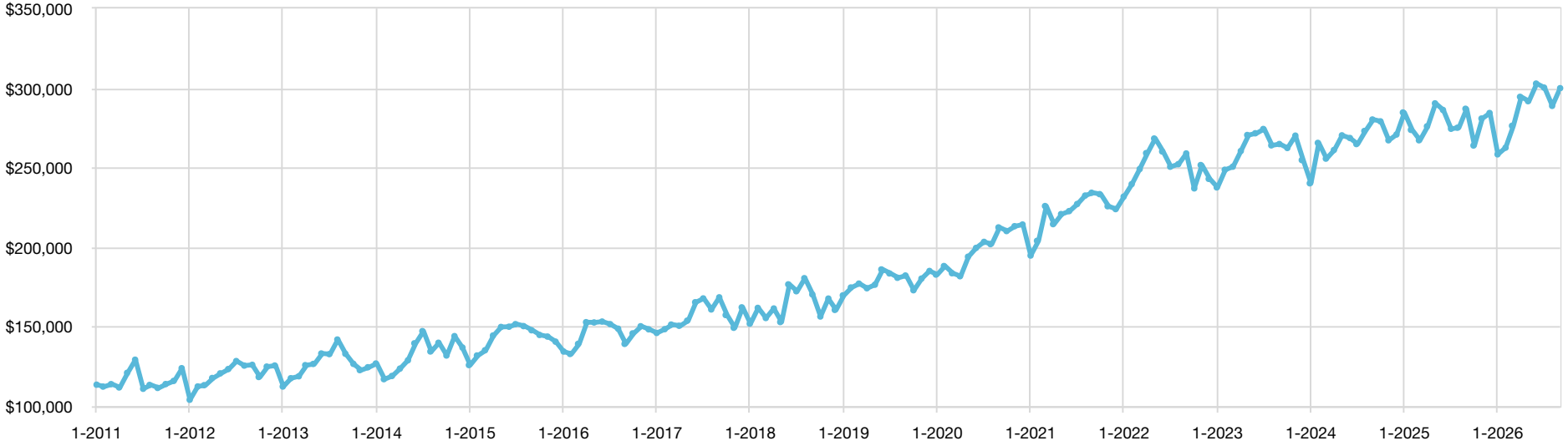
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Oct-2025	$263,904	$279,087	- 5.4%
Nov-2025	$280,859	$267,188	+ 5.1%
Dec-2025	$284,336	$270,819	+ 5.0%
Jan-2026	$258,357	$284,665	- 9.2%
Feb-2026	$262,552	$273,738	- 4.1%
Mar-2026	$276,298	$267,204	+ 3.4%
Apr-2026	$294,500	$275,963	+ 6.7%
May-2026	$291,773	$290,405	+ 0.5%
Jun-2026	$302,827	$286,237	+ 5.8%
Jul-2026	$300,285	$274,432	+ 9.4%
Aug-2026	$288,828	$275,103	+ 5.0%
Sep-2026	**$299,938**	**$287,005**	**+ 4.5%**
12-Month Avg*	$285,406	$278,025	+ 2.7%

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

Historical Average Sales Price by Month

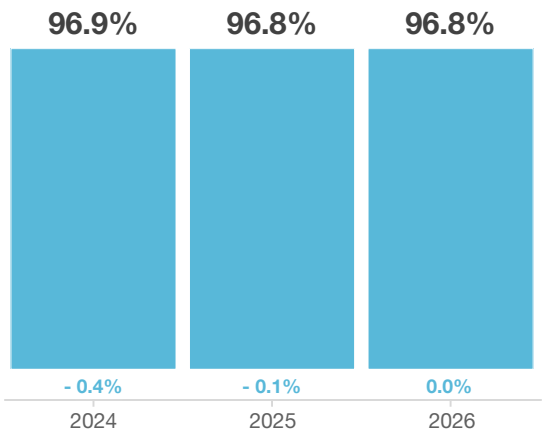


Percent of List Price Received

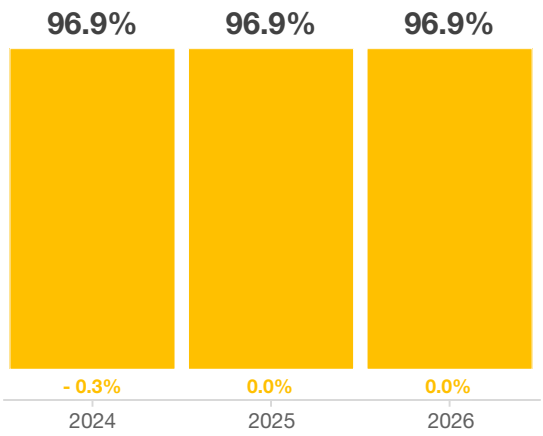
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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September



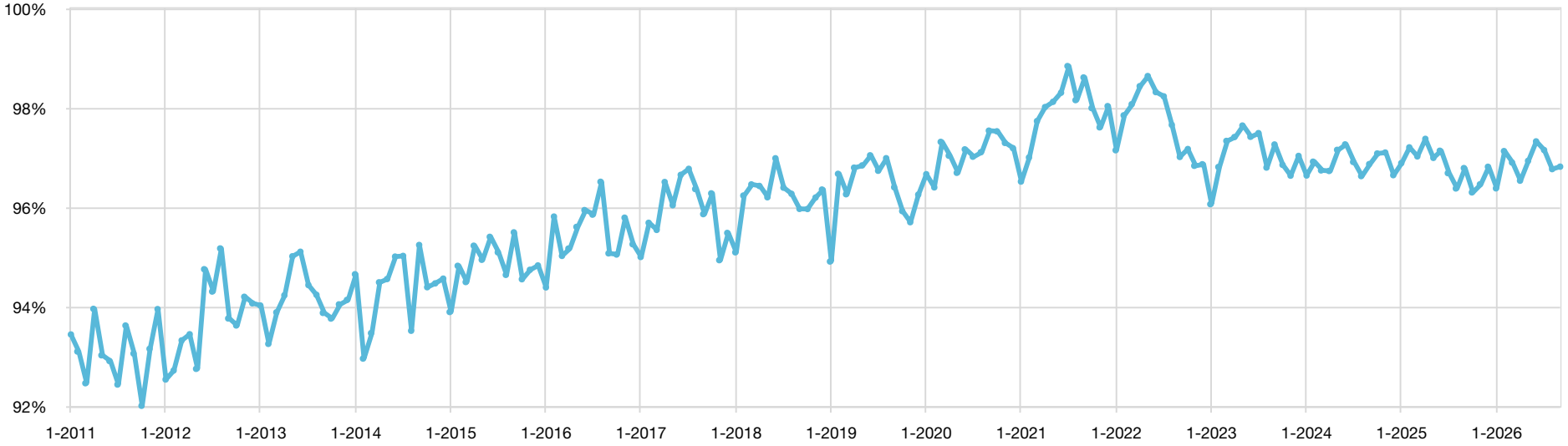
Year to Date



Pct. of List Price Received		Prior Year	Year-Over-Year Change
Oct-2025	96.3%	97.1%	- 0.8%
Nov-2025	96.5%	97.1%	- 0.6%
Dec-2025	96.8%	96.6%	+ 0.2%
Jan-2026	96.4%	96.9%	- 0.5%
Feb-2026	97.1%	97.2%	- 0.1%
Mar-2026	96.9%	97.0%	- 0.1%
Apr-2026	96.5%	97.4%	- 0.9%
May-2026	96.9%	97.0%	- 0.1%
Jun-2026	97.3%	97.1%	+ 0.2%
Jul-2026	97.2%	96.7%	+ 0.5%
Aug-2026	96.8%	96.4%	+ 0.4%
Sep-2026	**96.8%**	**96.8%**	**0.0%**
12-Month Avg*	96.8%	96.9%	- 0.1%

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

Historical Percent of List Price Received by Month

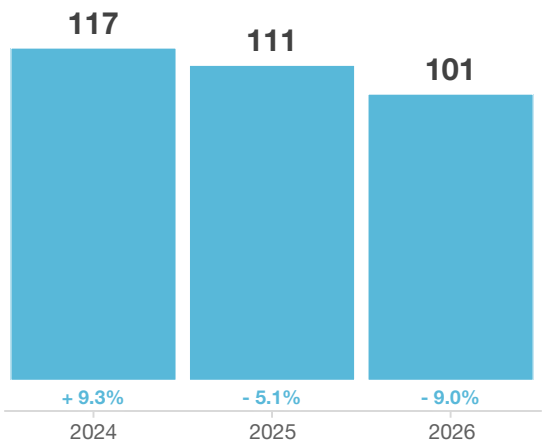


Housing Affordability Index

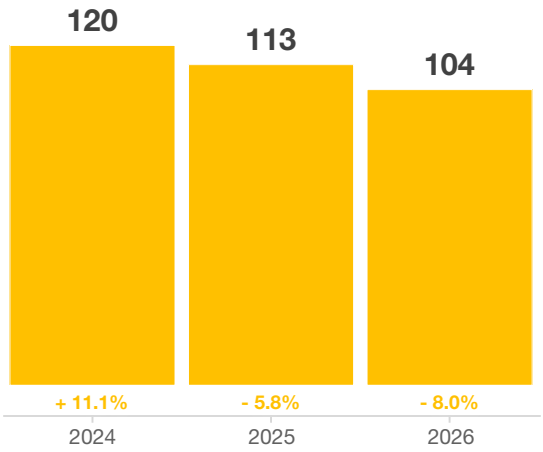
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

GULF COAST ASSOCIATION OF REALTORS® INC.

September

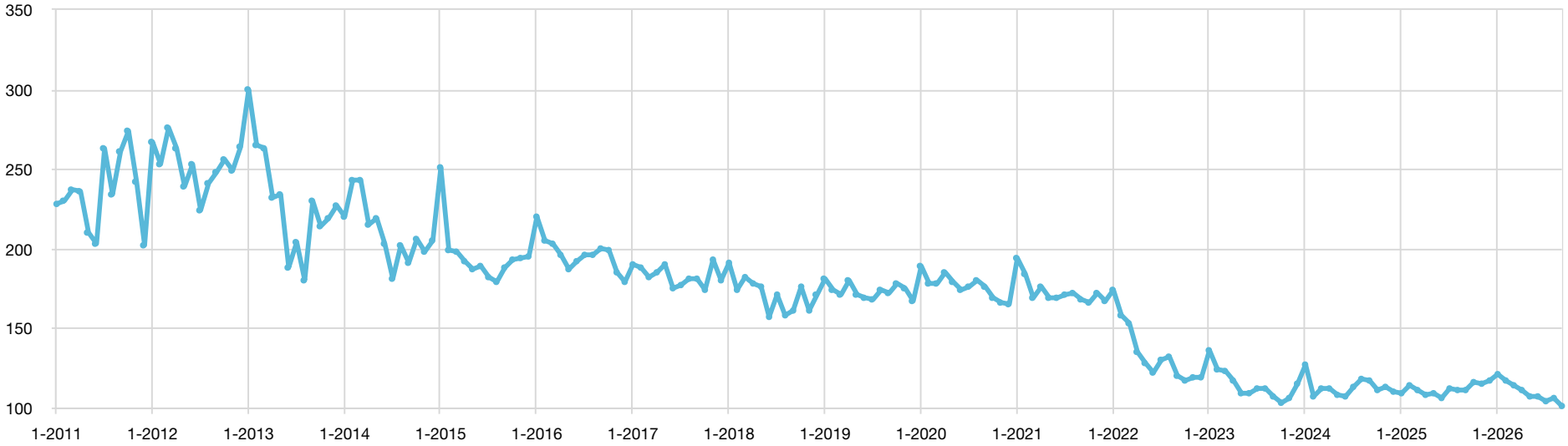


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Oct-2025	116	111	+ 4.5%
Nov-2025	115	113	+ 1.8%
Dec-2025	117	110	+ 6.4%
Jan-2026	121	109	+ 11.0%
Feb-2026	117	114	+ 2.6%
Mar-2026	114	111	+ 2.7%
Apr-2026	111	108	+ 2.8%
May-2026	107	109	- 1.8%
Jun-2026	107	106	+ 0.9%
Jul-2026	104	112	- 7.1%
Aug-2026	106	111	- 4.5%
Sep-2026	**101**	**111**	**- 9.0%**
12-Month Avg	111	110	+ 0.9%

Historical Housing Affordability Index by Month

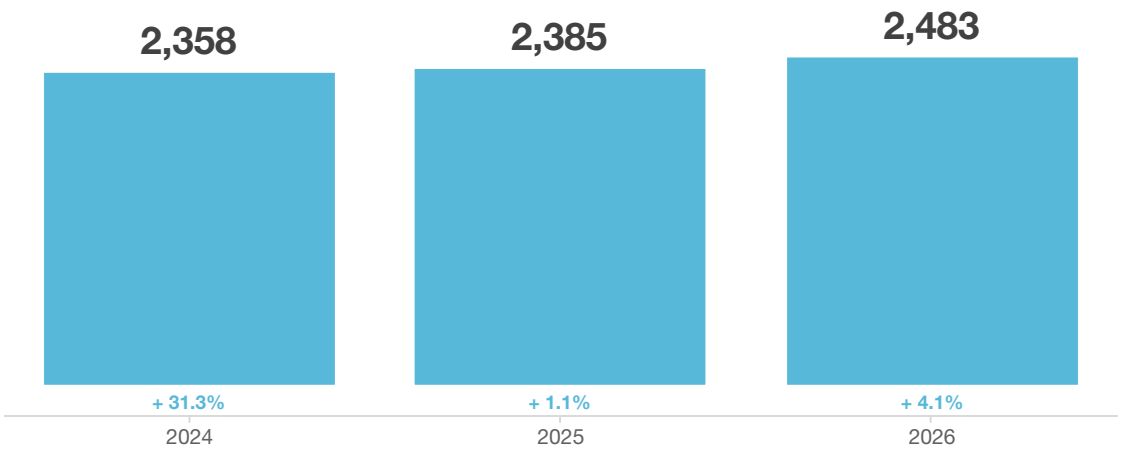


Inventory of Homes for Sale

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

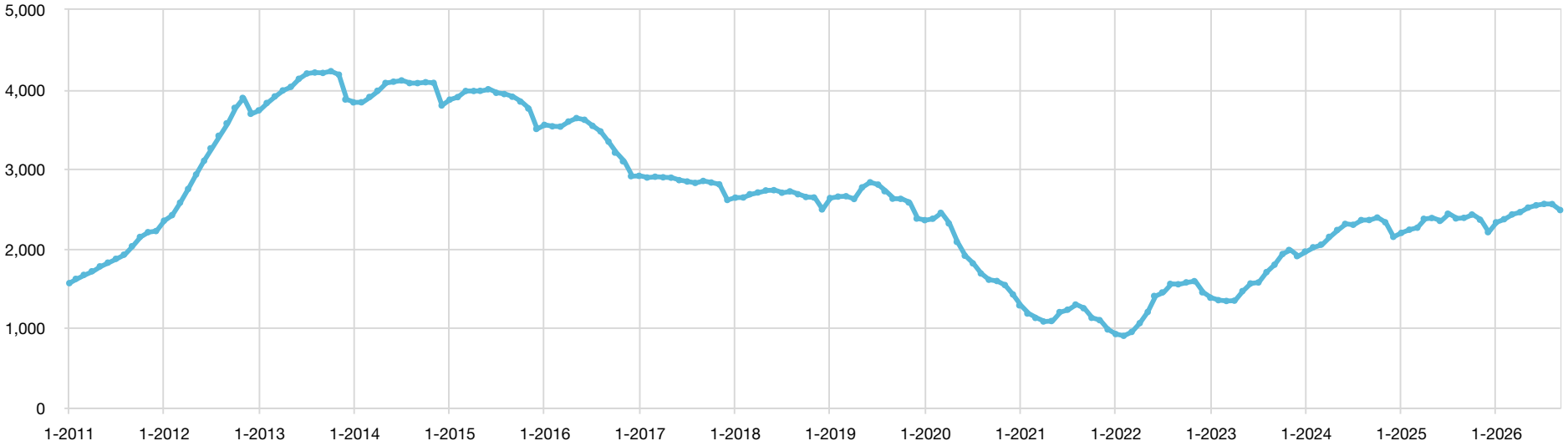
GULF COAST ASSOCIATION OF REALTORS® INC.

September



Homes for Sale		Prior Year	Year-Over-Year Change
Oct-2025	2,427	2,389	+ 1.6%
Nov-2025	2,362	2,329	+ 1.4%
Dec-2025	2,205	2,146	+ 2.7%
Jan-2026	2,329	2,196	+ 6.1%
Feb-2026	2,368	2,236	+ 5.9%
Mar-2026	2,428	2,261	+ 7.4%
Apr-2026	2,457	2,373	+ 3.5%
May-2026	2,514	2,383	+ 5.5%
Jun-2026	2,543	2,347	+ 8.4%
Jul-2026	2,560	2,437	+ 5.0%
Aug-2026	2,558	2,378	+ 7.6%
Sep-2026	**2,483**	**2,385**	**+ 4.1%**
12-Month Avg	2,436	2,322	+ 4.9%

Historical Inventory of Homes for Sale by Month

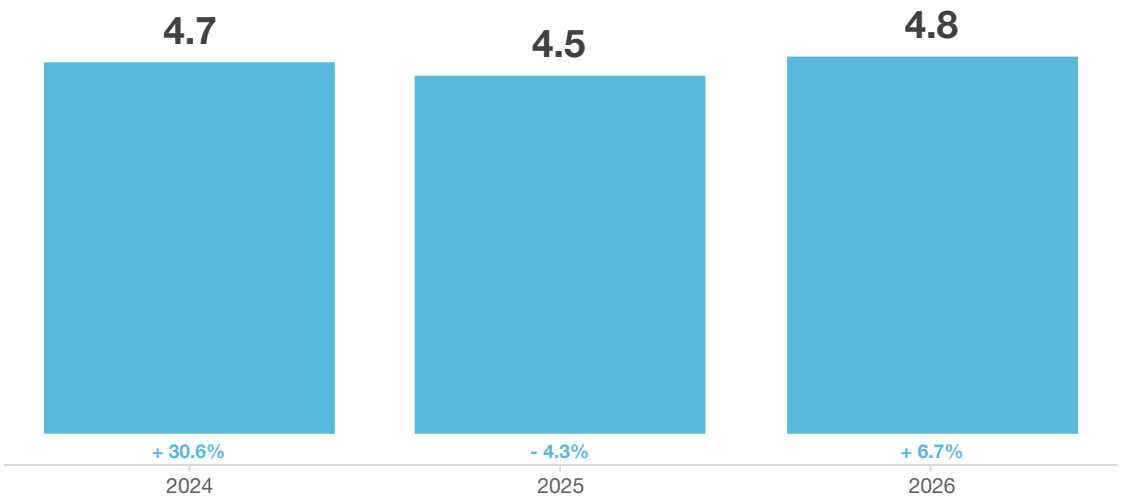


Months Supply of Inventory

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.

GULF COAST ASSOCIATION OF REALTORS® INC.

September



Months Supply		Prior Year	Year-Over-Year Change
Oct-2025	4.6	4.7	- 2.1%
Nov-2025	4.5	4.5	0.0%
Dec-2025	4.2	4.2	0.0%
Jan-2026	4.4	4.3	+ 2.3%
Feb-2026	4.5	4.4	+ 2.3%
Mar-2026	4.6	4.4	+ 4.5%
Apr-2026	4.6	4.6	0.0%
May-2026	4.8	4.6	+ 4.3%
Jun-2026	4.8	4.5	+ 6.7%
Jul-2026	4.9	4.7	+ 4.3%
Aug-2026	4.9	4.5	+ 8.9%
Sep-2026	**4.8**	**4.5**	**+ 6.7%**
12-Month Avg*	4.6	4.5	+ 2.7%

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

Historical Months Supply of Inventory by Month

