

# Monthly Indicators



## June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings in the Gulf Coast Association of REALTORS® service area increased 2.5 percent to 825. Pending Sales increased 16.6 percent to 632. Inventory decreased 1.9 percent to 2,263.

Median Sales Price increased 1.7 percent from \$252,599 to \$257,000. Days on Market increased 6.7 percent to 64. Months Supply of Inventory decreased 6.5 percent to 4.3.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Quick Facts

<b>+ 14.8%</b>	<b>+ 1.7%</b>	<b>- 1.9%</b>
Change in <b>Closed Sales</b>	Change in <b>Median Sales Price</b>	Change in <b>Homes for Sale</b>

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.

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# All Residential Properties

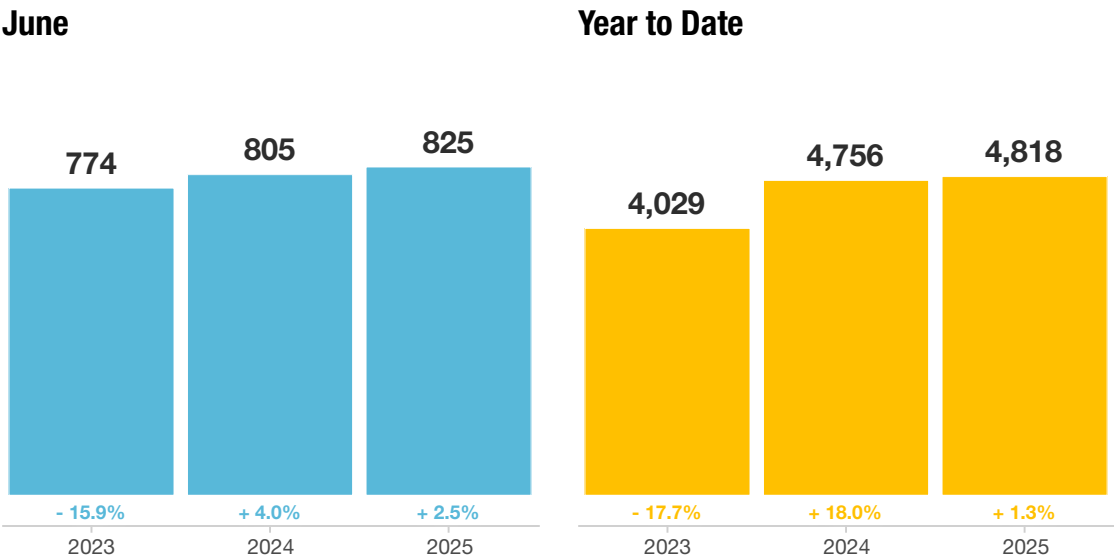
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		805	825	+ 2.5%	4,756	4,818	+ 1.3%
Pending Sales		542	632	+ 16.6%	3,300	3,453	+ 4.6%
Closed Sales		560	643	+ 14.8%	3,040	3,119	+ 2.6%
Days on Market Until Sale		60	64	+ 6.7%	58	66	+ 13.8%
Median Sales Price		\$252,599	\$257,000	+ 1.7%	\$240,073	\$249,700	+ 4.0%
Average Sales Price		\$268,609	\$284,512	+ 5.9%	\$261,489	\$279,977	+ 7.1%
Percent of List Price Received		97.3%	97.1%	- 0.2%	96.9%	97.1%	+ 0.2%
Housing Affordability Index		102	101	- 1.0%	107	104	- 2.8%
Inventory of Homes for Sale		2,307	2,263	- 1.9%	—	—	—
Months Supply of Inventory		4.6	4.3	- 6.5%	—	—	—

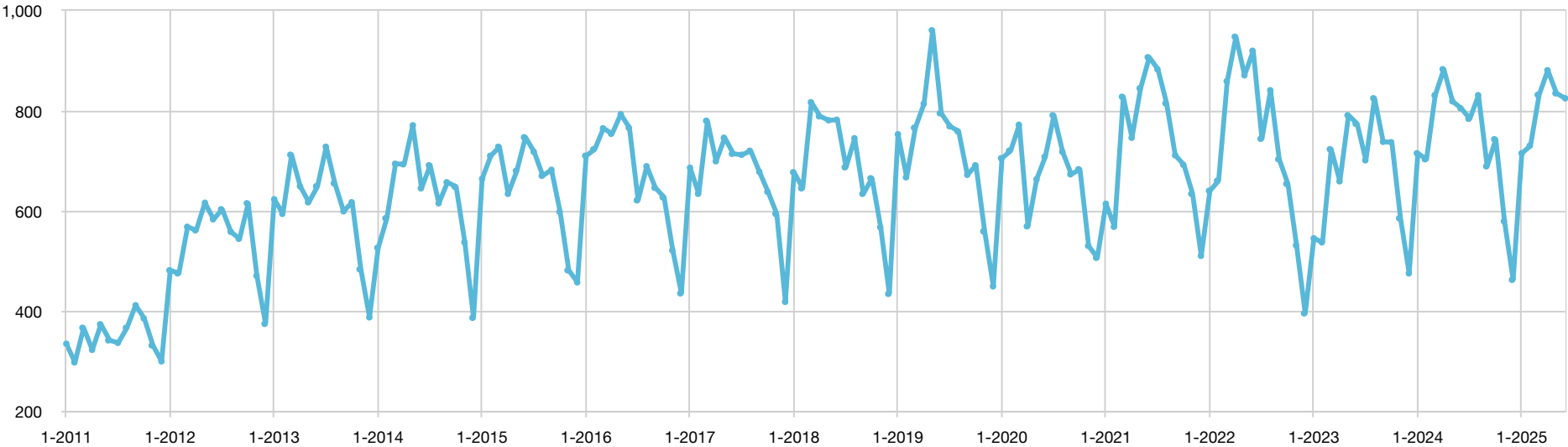
# New Listings

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



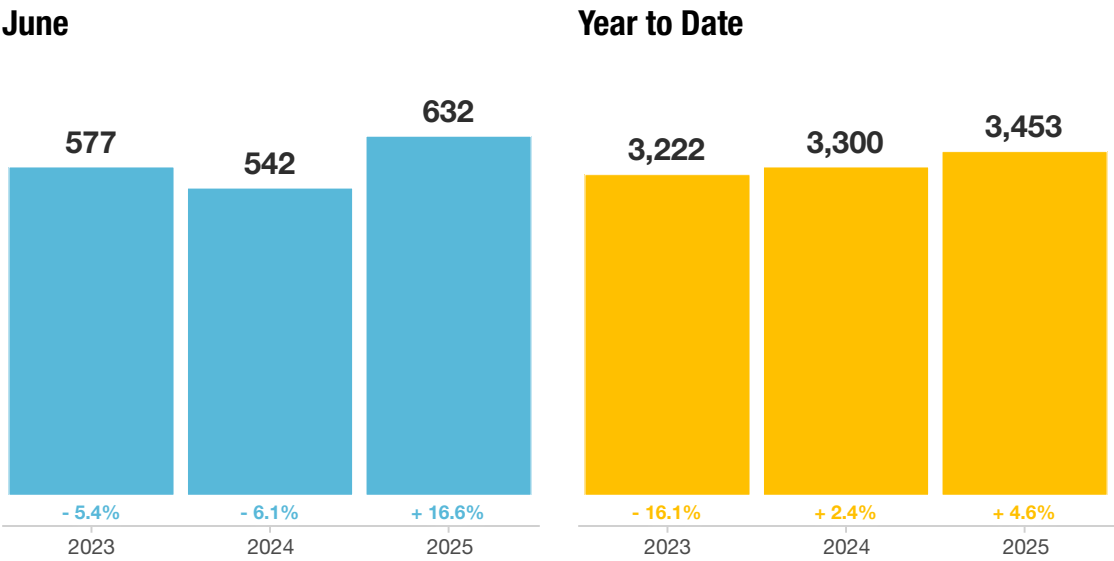
	New Listings	Prior Year	Year-Over-Year Change
Jul-2024	784	701	+ 11.8%
Aug-2024	831	825	+ 0.7%
Sep-2024	689	738	- 6.6%
Oct-2024	743	737	+ 0.8%
Nov-2024	579	585	- 1.0%
Dec-2024	462	475	- 2.7%
Jan-2025	715	715	0.0%
Feb-2025	730	703	+ 3.8%
Mar-2025	832	831	+ 0.1%
Apr-2025	881	883	- 0.2%
May-2025	835	819	+ 2.0%
Jun-2025	825	805	+ 2.5%
12-Month Avg	742	735	+ 1.0%

## Historical New Listings by Month



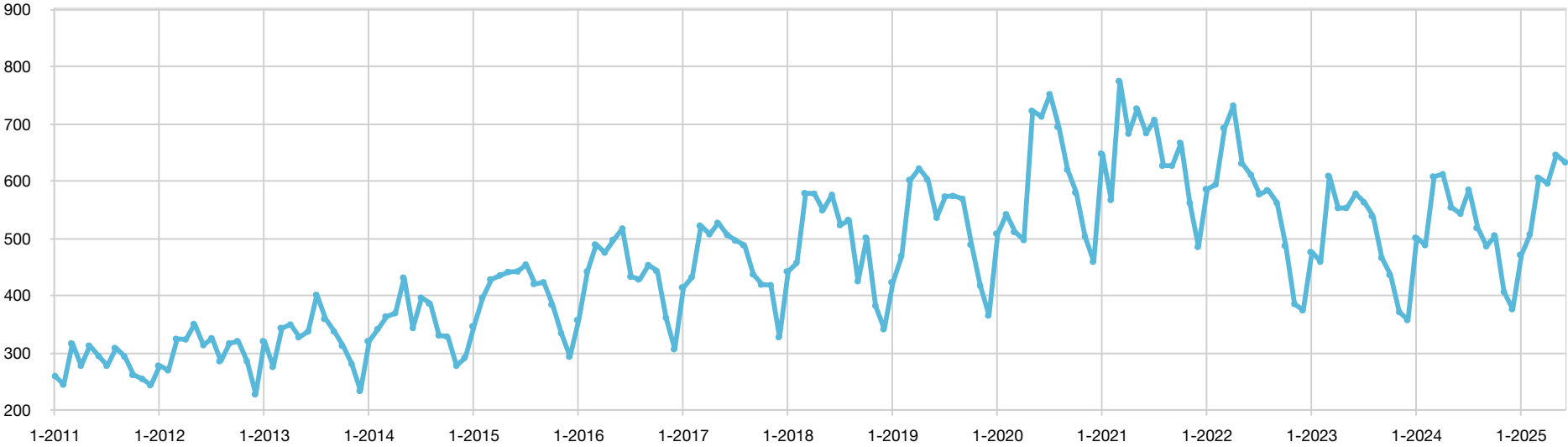
# Pending Sales

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



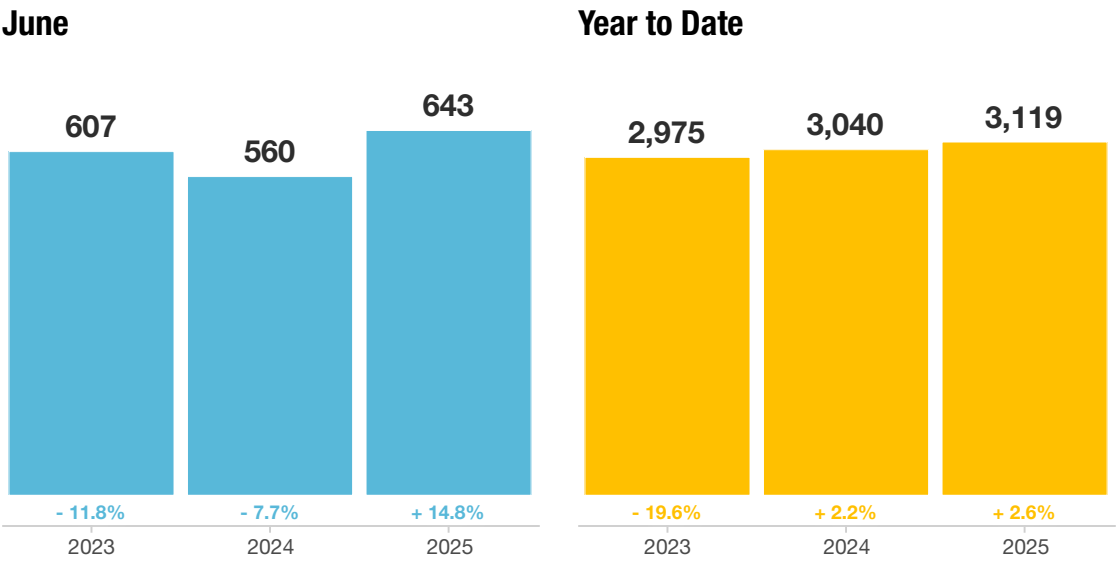
Pending Sales		Prior Year	Year-Over-Year Change
Jul-2024	584	562	+ 3.9%
Aug-2024	517	538	- 3.9%
Sep-2024	485	465	+ 4.3%
Oct-2024	504	435	+ 15.9%
Nov-2024	405	370	+ 9.5%
Dec-2024	375	356	+ 5.3%
Jan-2025	470	500	- 6.0%
Feb-2025	506	487	+ 3.9%
Mar-2025	605	607	- 0.3%
Apr-2025	595	611	- 2.6%
May-2025	645	553	+ 16.6%
Jun-2025	632	542	+ 16.6%
12-Month Avg	527	502	+ 5.0%

## Historical Pending Sales by Month



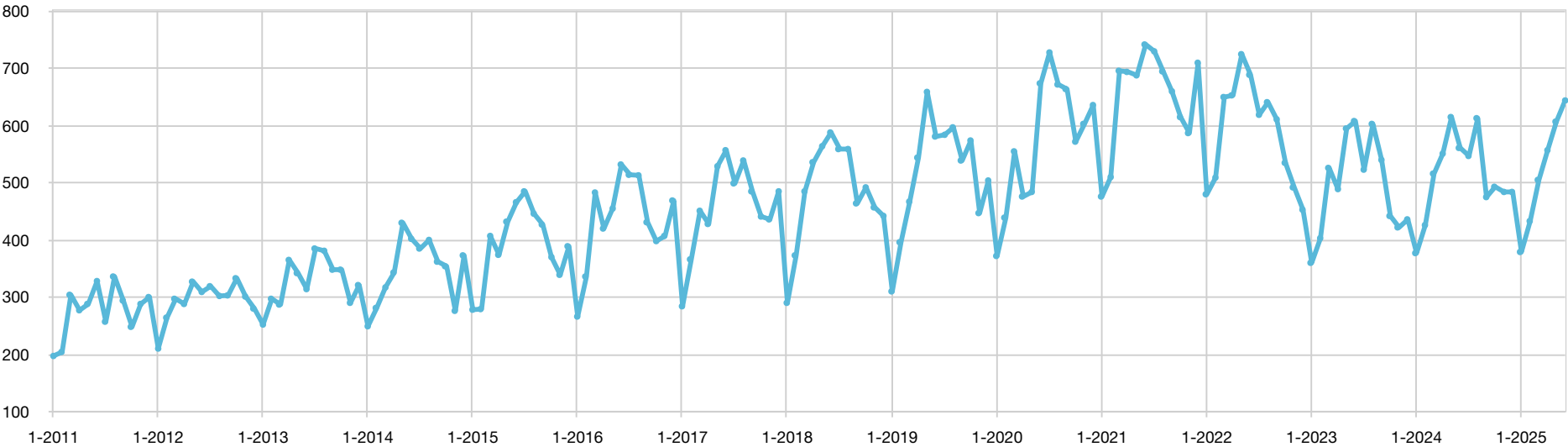
# Closed Sales

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



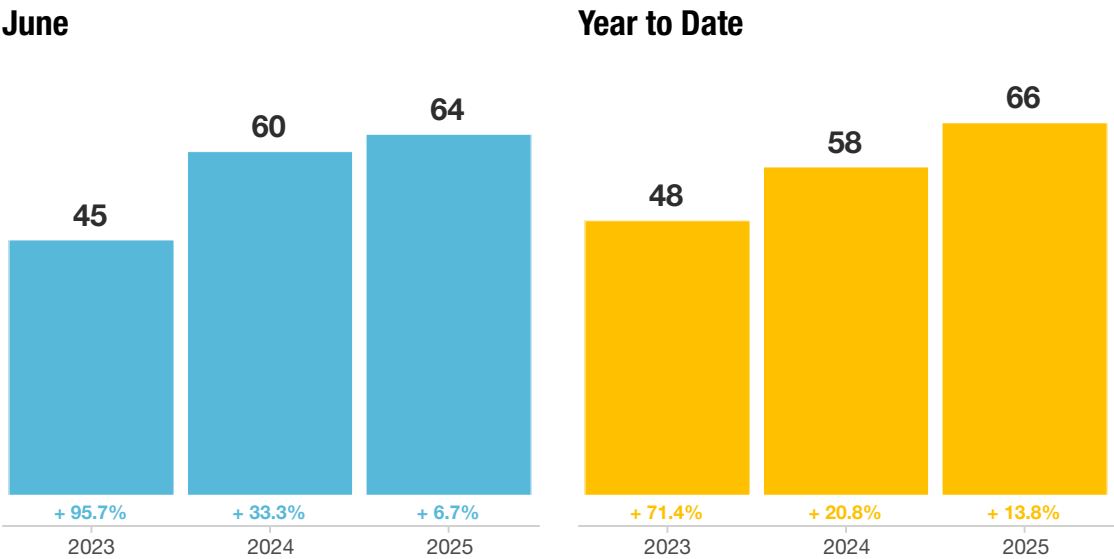
Closed Sales		Prior Year	Year-Over-Year Change
Jul-2024	546	522	+ 4.6%
Aug-2024	612	602	+ 1.7%
Sep-2024	474	539	- 12.1%
Oct-2024	492	441	+ 11.6%
Nov-2024	483	421	+ 14.7%
Dec-2024	483	435	+ 11.0%
Jan-2025	378	376	+ 0.5%
Feb-2025	432	425	+ 1.6%
Mar-2025	504	515	- 2.1%
Apr-2025	556	550	+ 1.1%
May-2025	606	614	- 1.3%
<b>Jun-2025</b>	<b>643</b>	<b>560</b>	<b>+ 14.8%</b>
12-Month Avg	517	500	+ 3.4%

## Historical Closed Sales by Month



# Days on Market Until Sale

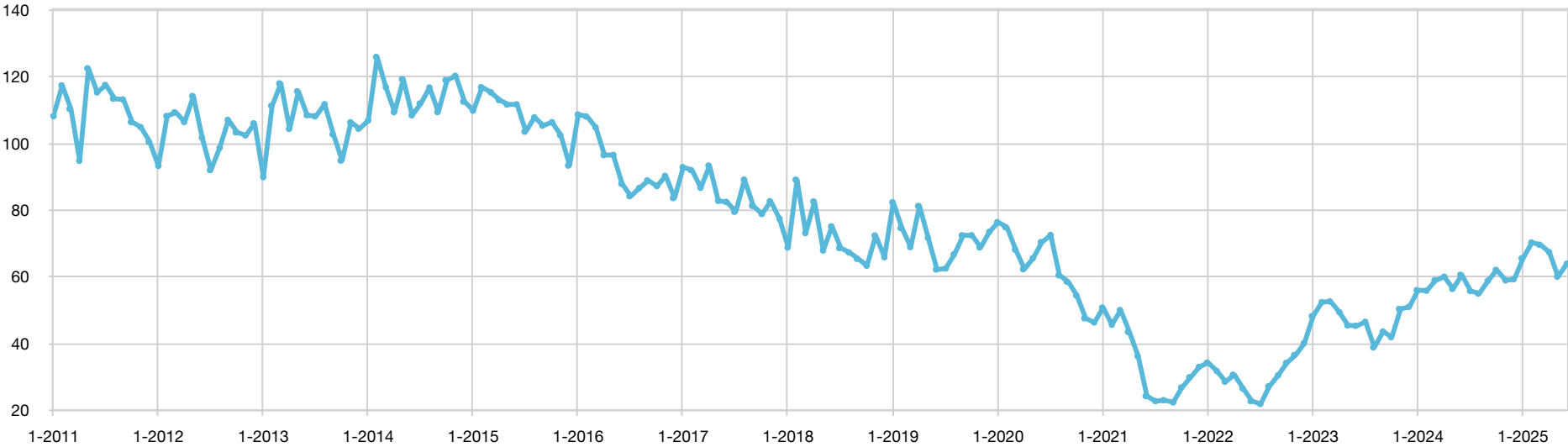
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market		Prior Year	Year-Over-Year Change
Jul-2024	56	46	+ 21.7%
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	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%
<b>Jun-2025</b>	<b>64</b>	<b>60</b>	<b>+ 6.7%</b>
12-Month Avg*	62	51	+ 20.1%

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

## Historical Days on Market Until Sale by Month

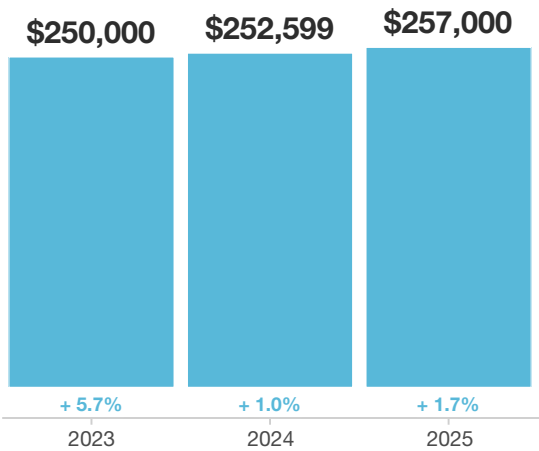


# Median Sales Price

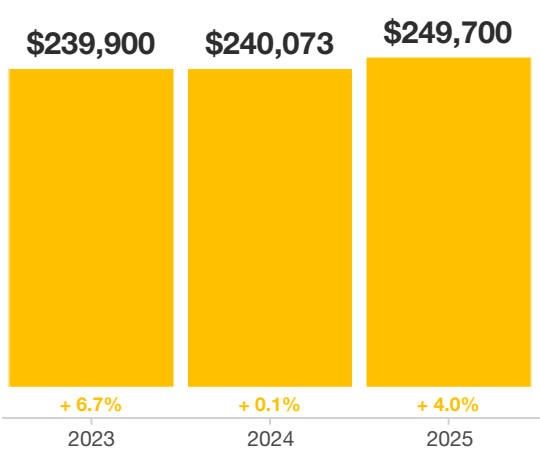
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Jul-2024	\$239,945	\$242,000	- 0.8%
Aug-2024	\$239,780	\$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	\$238,500	\$251,530	- 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	\$257,000	\$252,599	+ 1.7%
12-Month Avg*	\$245,000	\$240,000	+ 2.1%

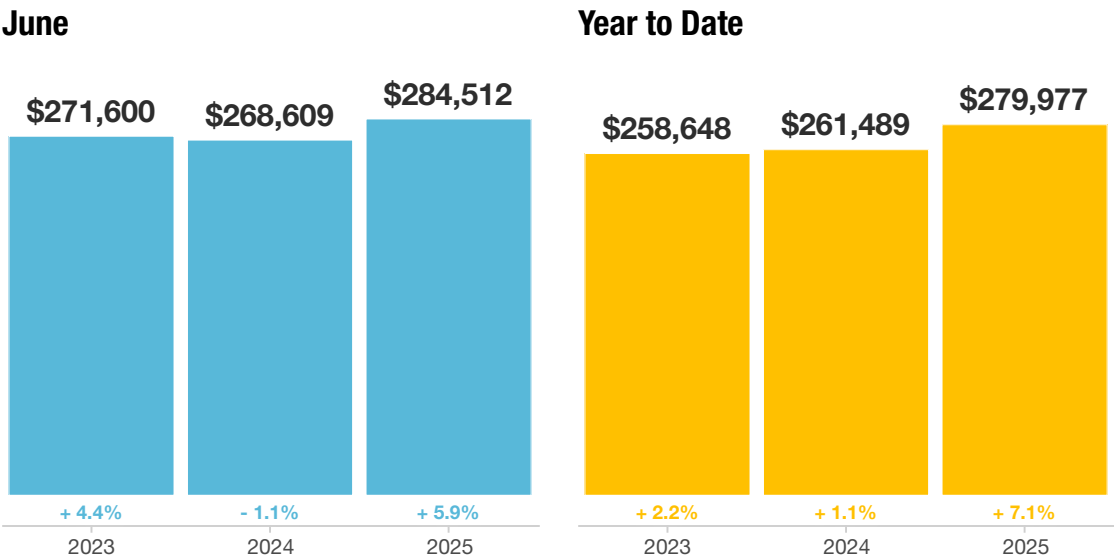
\* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



# Average Sales Price

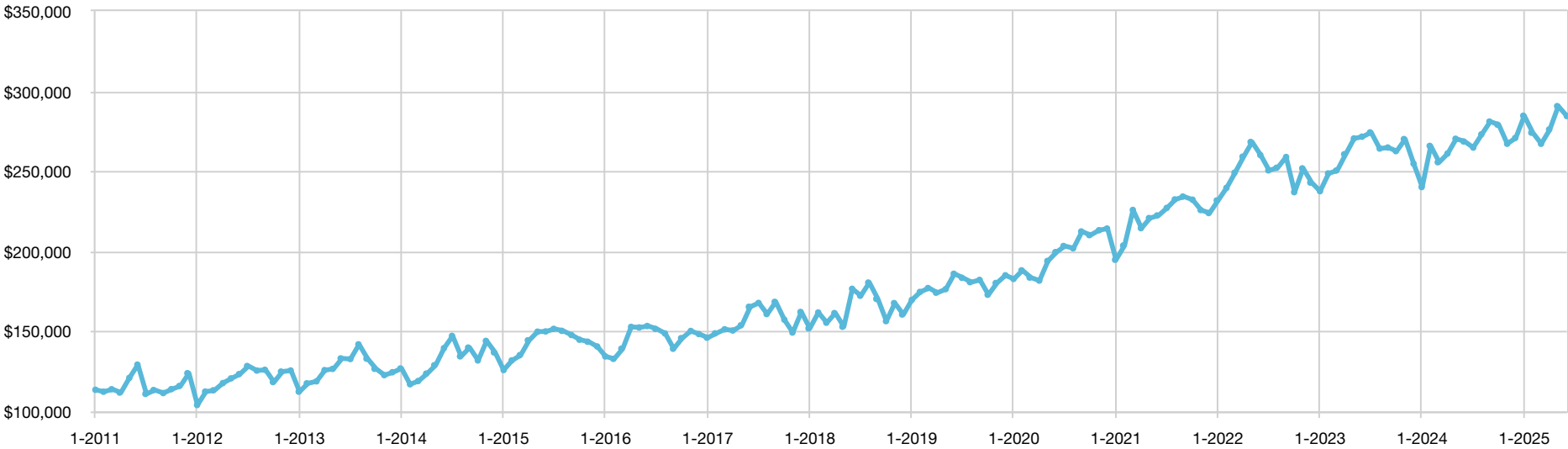
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price		Prior Year	Year-Over-Year Change
Jul-2024	\$264,818	\$274,281	- 3.5%
Aug-2024	\$273,041	\$264,192	+ 3.3%
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	\$284,685	\$240,159	+ 18.5%
Feb-2025	\$274,108	\$265,845	+ 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%
<b>Jun-2025</b>	<b>\$284,512</b>	<b>\$268,609</b>	<b>+ 5.9%</b>
12-Month Avg*	\$276,263	\$263,371	+ 4.9%

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

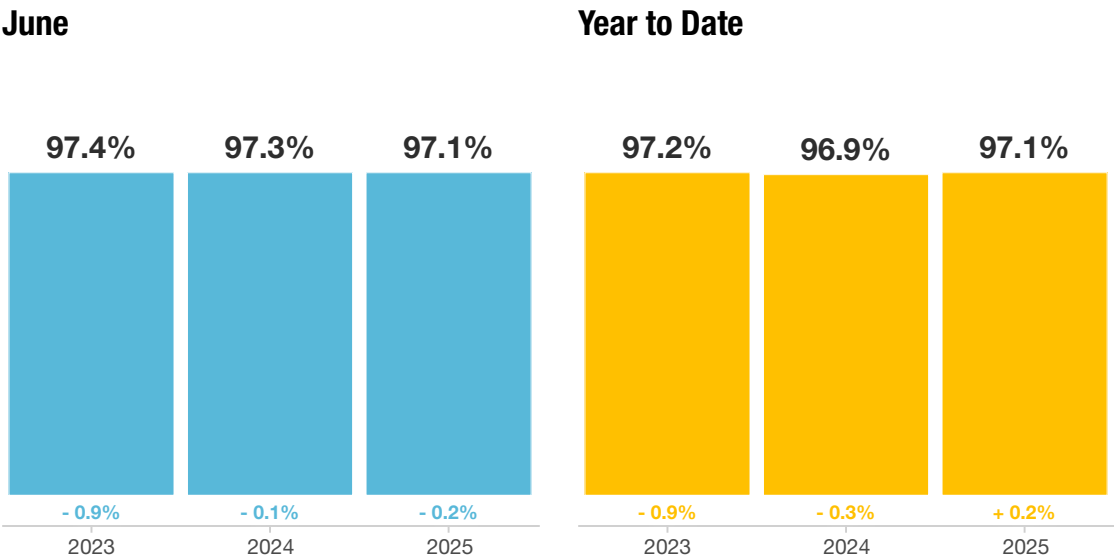
## Historical Average Sales Price by Month





# Percent of List Price Received

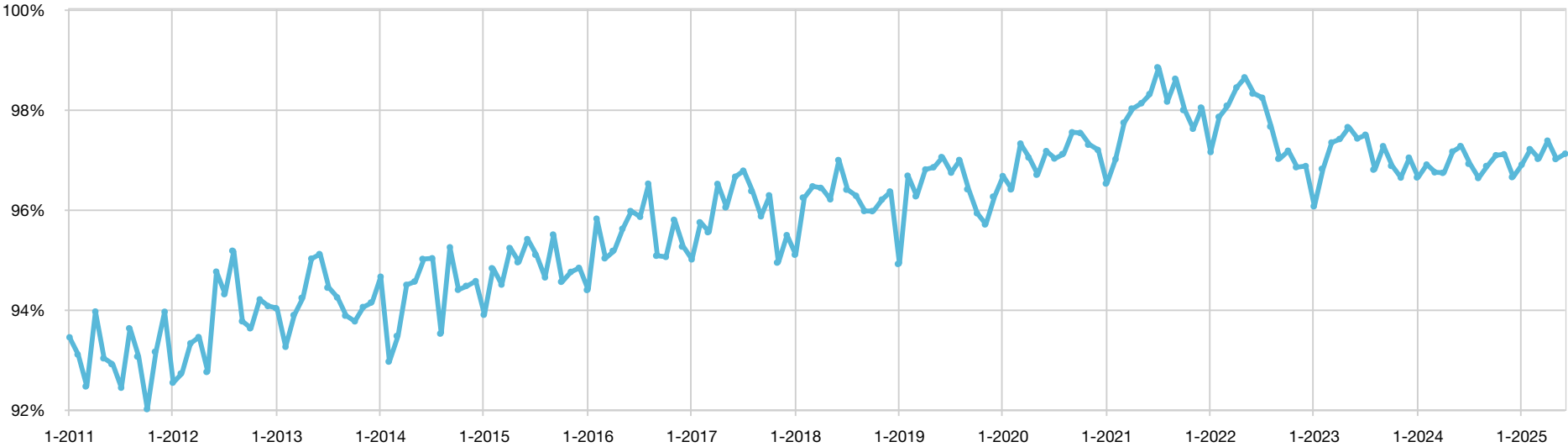
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	97.0%	97.2%	- 0.2%
Jun-2025	97.1%	97.3%	- 0.2%
12-Month Avg*	97.0%	97.0%	+ 0.0%

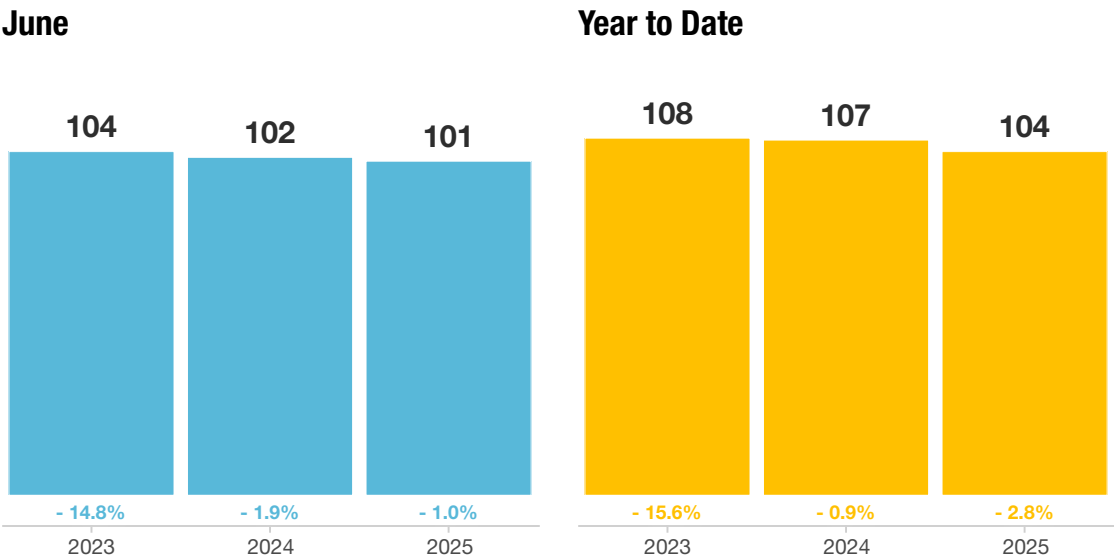
\* Pct. of List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month



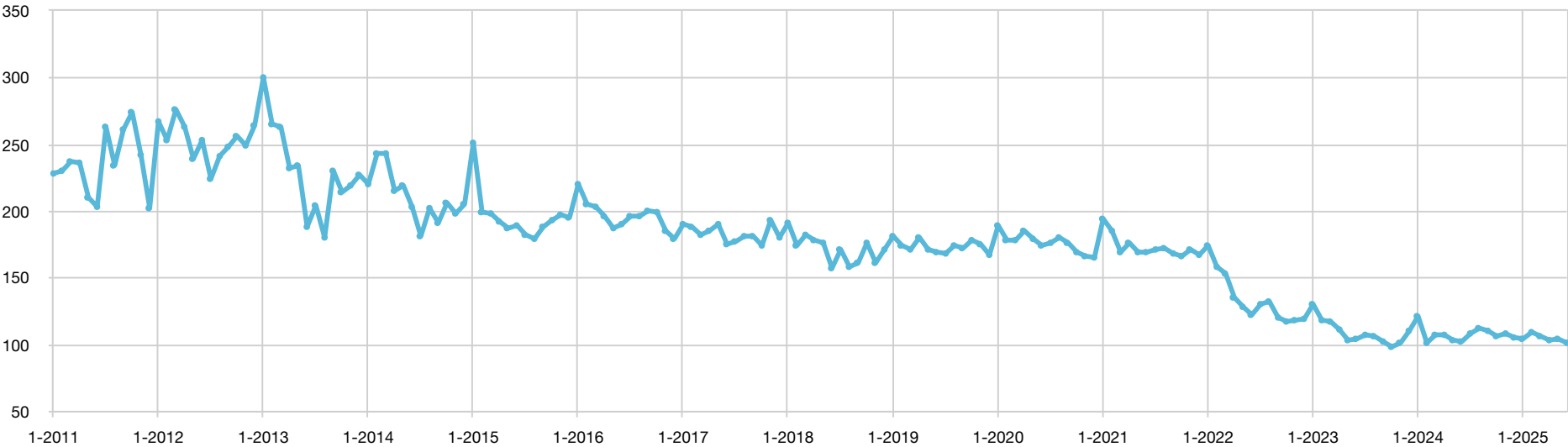
# Housing Affordability Index

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		Year-Over-Year	
		Prior Year	Change
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	104	103	+ 1.0%
Jun-2025	101	102	- 1.0%
12-Month Avg	106	105	+ 1.0%

## Historical Housing Affordability Index by Month

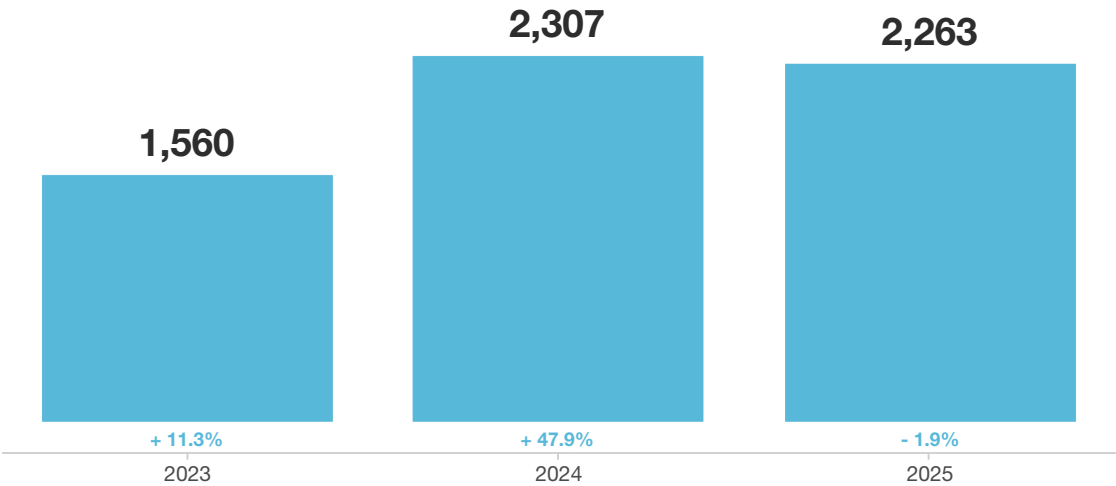


# Inventory of Homes for Sale

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

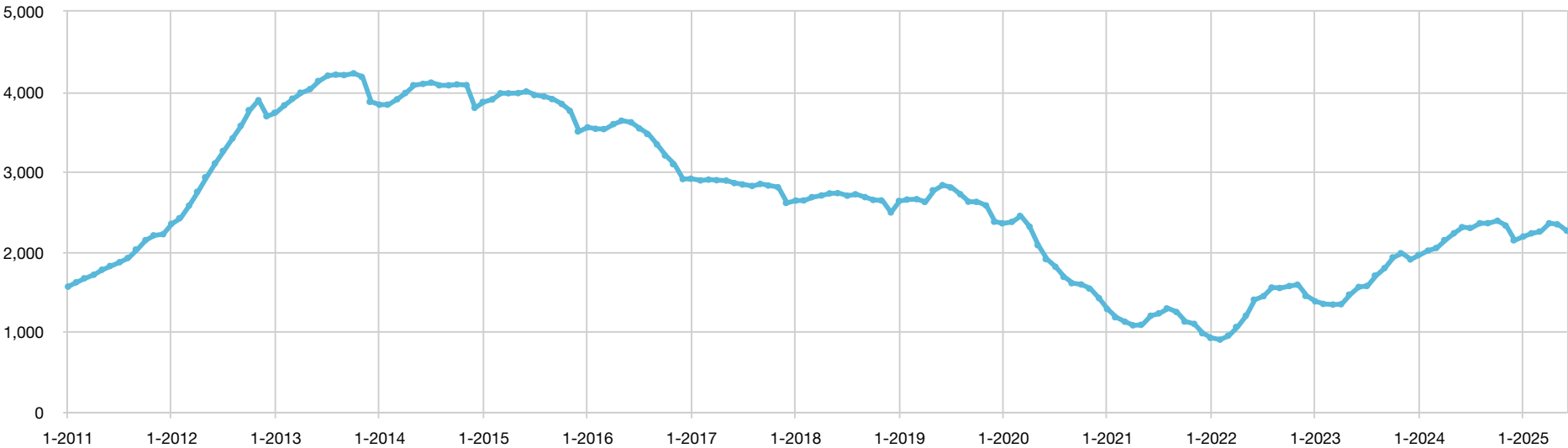


June



Homes for Sale	Prior Year	Year-Over-Year Change
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	2,190	1,959 + 11.8%
Feb-2025	2,230	2,014 + 10.7%
Mar-2025	2,252	2,047 + 10.0%
Apr-2025	2,356	2,145 + 9.8%
May-2025	2,342	2,231 + 5.0%
Jun-2025	2,263	2,307 - 1.9%
12-Month Avg	2,292	1,966 + 16.6%

## Historical Inventory of Homes for Sale by Month

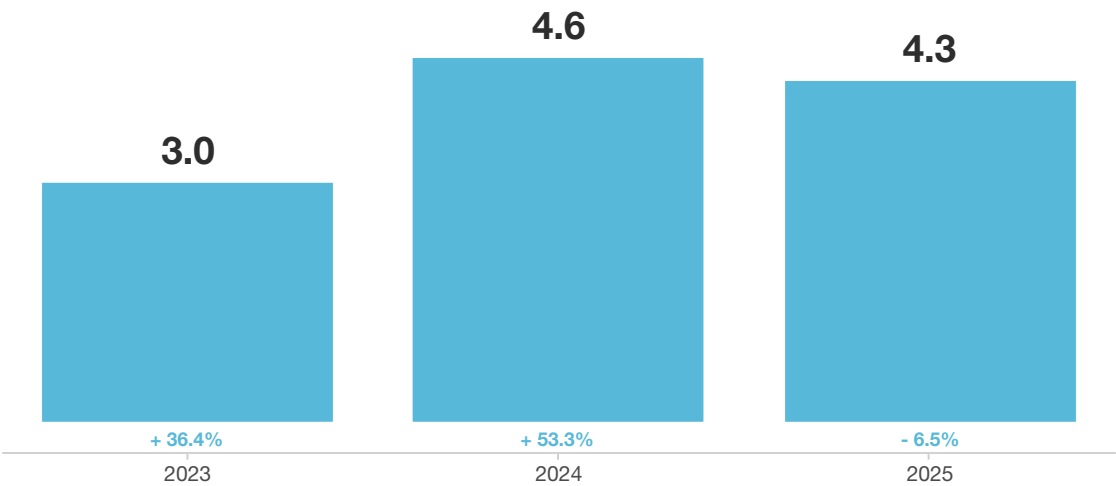


# Months Supply of Inventory

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.



## June



Months Supply		Prior Year	Year-Over-Year Change
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	4.5	4.4	+ 2.3%
Jun-2025	4.3	4.6	- 6.5%
12-Month Avg*	4.5	3.9	+ 14.4%

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

## Historical Months Supply of Inventory by Month

