



# New Orleans Metro

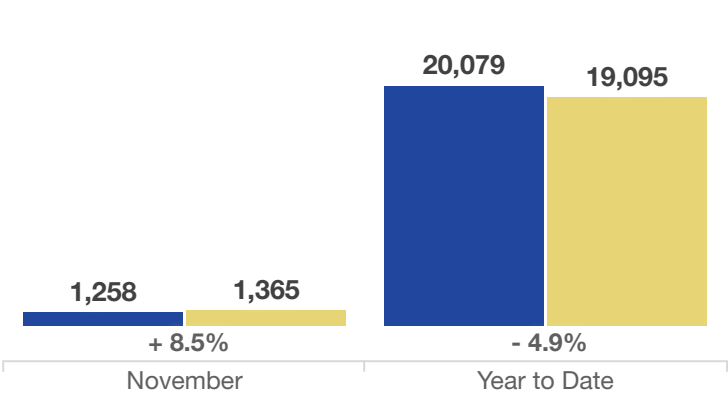
Includes Jefferson Parish, Orleans Parish, Plaquemines Parish, St. Bernard Parish, St. Charles Parish, St. John Parish, St. James Parish, St. Tammany Parish, Tangipahoa Parish, Washington Parish

All Residential Properties		November			Year to Date		
Key Metrics		2022	2023	% Change	Thru 11-2022	Thru 11-2023	% Change
New Listings		1,258	1,365	+ 8.5%	20,079	19,095	- 4.9%
Pending Sales		848	846	- 0.2%	13,940	11,689	- 16.1%
Closed Sales		889	794	- 10.7%	14,240	11,364	- 20.2%
Days on Market Until Sale		44	57	+ 29.5%	32	51	+ 59.4%
Median Sales Price*		\$269,453	\$260,000	- 3.5%	\$275,000	\$268,705	- 2.3%
Average Sales Price*		\$319,717	\$327,110	+ 2.3%	\$339,429	\$329,481	- 2.9%
Percent of List Price Received*		97.0%	96.4%	- 0.6%	98.3%	97.0%	- 1.3%
Housing Affordability Index		97	94	- 3.1%	95	91	- 4.2%
Inventory of Homes for Sale		4,236	5,007	+ 18.2%	—	—	—
Months Supply of Inventory		3.4	4.8	+ 41.2%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

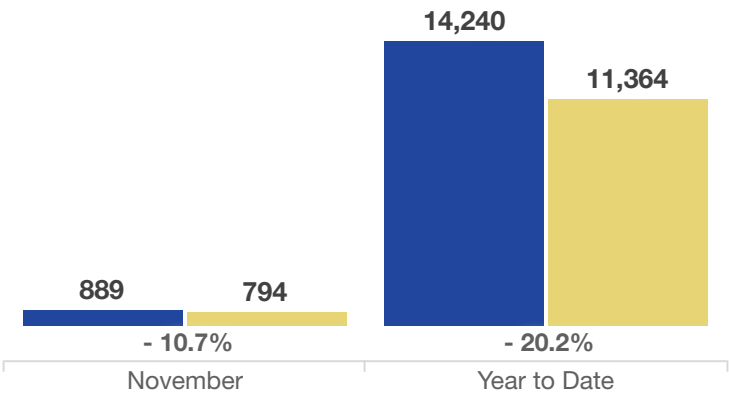
## New Listings

2022 2023



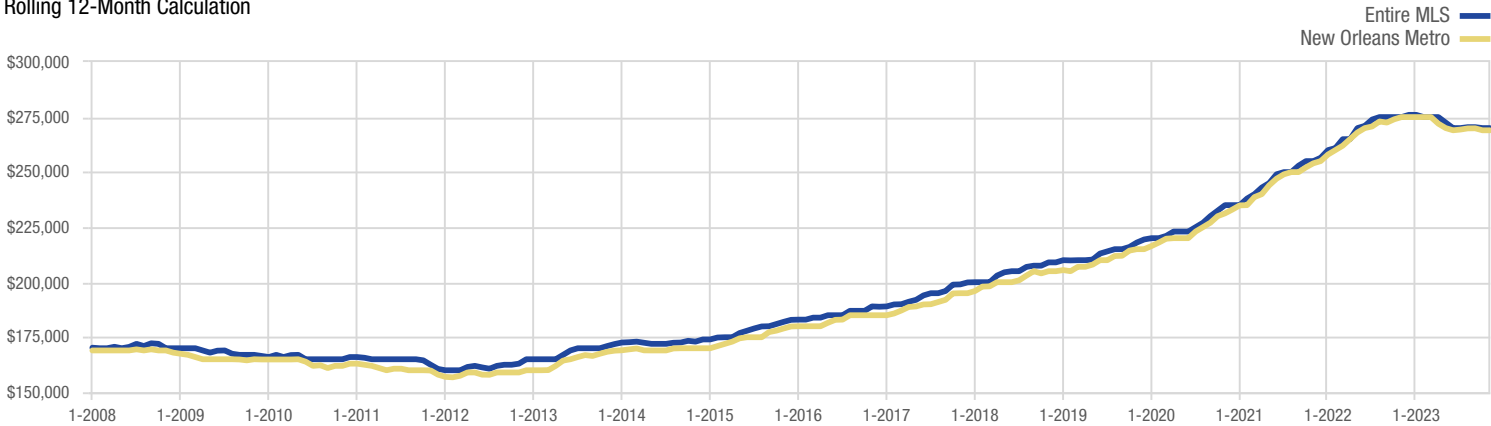
## Closed Sales

2022 2023



## Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.