

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	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2,263	2,053	- 9.3%	10,011	9,413	- 6.0%
Pending Sales	1,117	1,296	+ 16.0%	5,309	5,398	+ 1.7%
Closed Sales	1,222	1,138	- 6.9%	4,773	4,525	- 5.2%
Days on Market Until Sale	60	65	+ 8.3%	65	71	+ 9.2%
Median Sales Price*	\$280,000	\$285,000	+ 1.8%	\$272,270	\$277,000	+ 1.7%
Average Sales Price*	\$360,043	\$368,907	+ 2.5%	\$344,637	\$357,758	+ 3.8%
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	96.6%	96.8%	+ 0.2%
Housing Affordability Index	97	97	0.0%	100	100	0.0%
Inventory of Homes for Sale	6,179	6,071	- 1.7%	—	—	—
Months Supply of Inventory	6.3	6.2	- 1.6%	—	—	—

* 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.

