

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		July			Year to Date		
Key Metrics		2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings		1,966	1,796	- 8.6%	13,945	13,197	- 5.4%
Pending Sales		983	1,189	+ 21.0%	7,327	7,566	+ 3.3%
Closed Sales		1,149	1,088	- 5.3%	6,965	6,872	- 1.3%
Days on Market Until Sale		53	64	+ 20.8%	61	68	+ 11.5%
Median Sales Price*		\$275,000	\$275,000	0.0%	\$275,000	\$279,900	+ 1.8%
Average Sales Price*		\$350,043	\$346,748	- 0.9%	\$348,167	\$362,892	+ 4.2%
Percent of List Price Received*		97.1%	96.9%	- 0.2%	96.7%	96.8%	+ 0.1%
Housing Affordability Index		101	102	+ 1.0%	101	100	- 1.0%
Inventory of Homes for Sale		6,551	6,033	- 7.9%	—	—	—
Months Supply of Inventory		6.8	6.1	- 10.3%	—	—	—

* 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.

