Local Market Update – September 2025

A RESEARCH TOOL PROVIDED BY NEW ORLEANS METROPOLITAN ASSOCIATION OF REALTORS®

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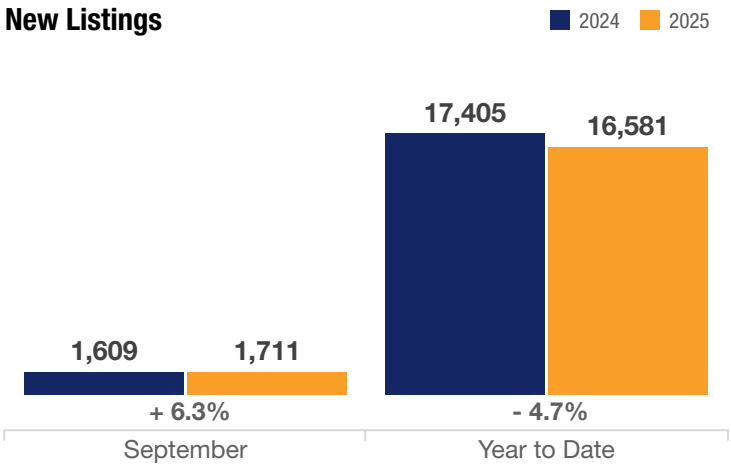
New Orleans Metro

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

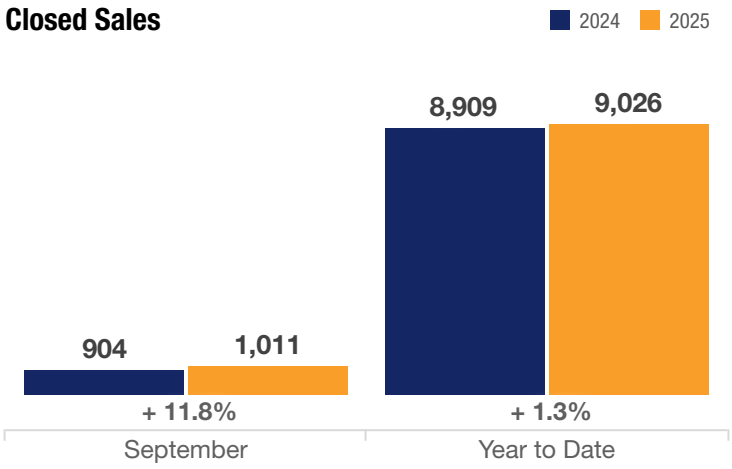
All Residential Properties	September			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 9-2024**	**Thru 9-2025**	**% Change**
New Listings	1,609	**1,711**	+ 6.3%	17,405	**16,581**	- 4.7%
Pending Sales	788	**1,070**	+ 35.8%	9,147	**9,610**	+ 5.1%
Closed Sales	904	**1,011**	+ 11.8%	8,909	**9,026**	+ 1.3%
Days on Market Until Sale	56	**67**	+ 19.6%	61	**68**	+ 11.5%
Median Sales Price*	$273,950	**$273,575**	- 0.1%	$274,000	**$278,000**	+ 1.5%
Average Sales Price*	$335,153	**$351,002**	+ 4.7%	$345,047	**$358,410**	+ 3.9%
Percent of List Price Received*	96.5%	**96.4%**	- 0.1%	96.6%	**96.7%**	+ 0.1%
Housing Affordability Index	108	**106**	- 1.9%	108	**104**	- 3.7%
Inventory of Homes for Sale	6,517	**5,893**	- 9.6%	—	—	—
Months Supply of Inventory	6.8	**5.8**	- 14.7%	—	—	—

* 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

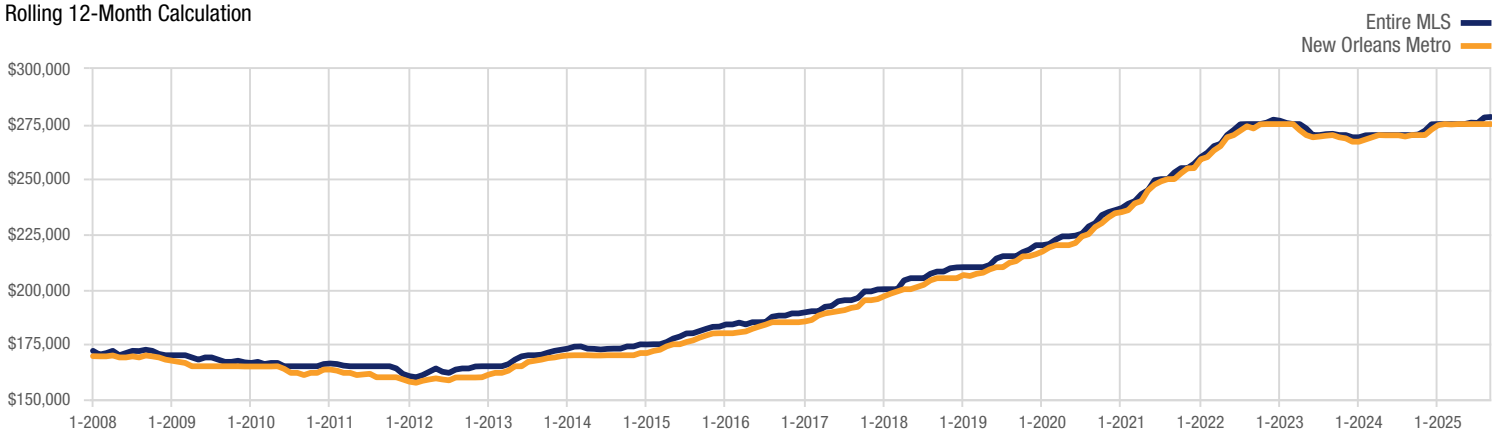


Closed Sales



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.

Current as of October 7, 2025. All data from New Orleans Metropolitan Association of REALTORS®. Report © 2025 ShowingTime Plus, LLC.