

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	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	1,891	1,774	- 6.2%	19,296	18,383	- 4.7%
Pending Sales	997	1,047	+ 5.0%	10,144	10,572	+ 4.2%
Closed Sales	892	956	+ 7.2%	9,801	10,020	+ 2.2%
Days on Market Until Sale	61	66	+ 8.2%	61	68	+ 11.5%
Median Sales Price*	\$267,755	\$286,750	+ 7.1%	\$272,540	\$279,000	+ 2.4%
Average Sales Price*	\$329,427	\$352,664	+ 7.1%	\$343,623	\$357,841	+ 4.1%
Percent of List Price Received*	96.6%	97.3%	+ 0.7%	96.6%	96.8%	+ 0.2%
Housing Affordability Index	106	102	- 3.8%	104	105	+ 1.0%
Inventory of Homes for Sale	6,496	5,938	- 8.6%	—	—	—
Months Supply of Inventory	6.7	5.9	- 11.9%	—	—	—

* 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.

