

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	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	1,155	1,065	- 7.8%	21,895	20,967	- 4.2%
Pending Sales	717	724	+ 1.0%	11,679	12,089	+ 3.5%
Closed Sales	1,003	964	- 3.9%	11,668	11,865	+ 1.7%
Days on Market Until Sale	66	74	+ 12.1%	62	68	+ 9.7%
Median Sales Price*	\$277,500	\$287,000	+ 3.4%	\$272,500	\$279,000	+ 2.4%
Average Sales Price*	\$359,633	\$368,778	+ 2.5%	\$344,232	\$357,833	+ 4.0%
Percent of List Price Received*	96.5%	96.8%	+ 0.3%	96.6%	96.7%	+ 0.1%
Housing Affordability Index	100	102	+ 2.0%	102	105	+ 2.9%
Inventory of Homes for Sale	5,860	5,401	- 7.8%	—	—	—
Months Supply of Inventory	6.0	5.4	- 10.0%	—	—	—

* 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.

