

Local Market Update – December 2025

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



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The Voice of Real Estate

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		
Key Metrics		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%	—	—	—

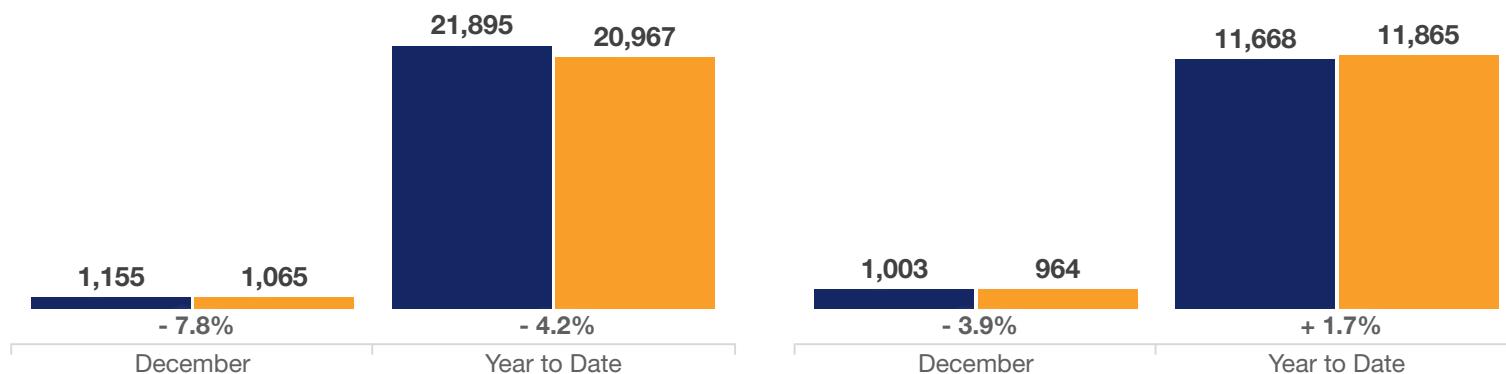
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

New Listings

■ 2024 ■ 2025

Closed Sales

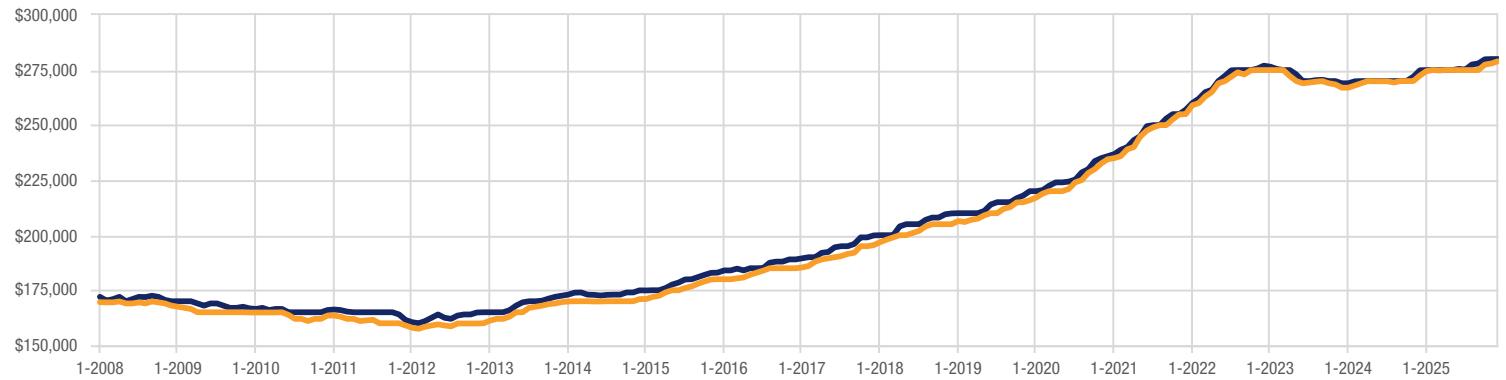
■ 2024 ■ 2025



Median Sales Price

Rolling 12-Month Calculation

Entire MLS ■
New Orleans Metro ■



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.