

# 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	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1,691	1,739	+ 2.8%	1,691	1,739	+ 2.8%
Pending Sales	828	1,038	+ 25.4%	828	1,038	+ 25.4%
Closed Sales	631	739	+ 17.1%	631	739	+ 17.1%
Days on Market Until Sale	71	75	+ 5.6%	71	75	+ 5.6%
Median Sales Price*	\$275,000	\$276,700	+ 0.6%	\$275,000	\$276,700	+ 0.6%
Average Sales Price*	\$357,180	\$361,909	+ 1.3%	\$357,180	\$361,909	+ 1.3%
Percent of List Price Received*	96.7%	96.5%	- 0.2%	96.7%	96.5%	- 0.2%
Housing Affordability Index	104	111	+ 6.7%	104	111	+ 6.7%
Inventory of Homes for Sale	5,899	5,515	- 6.5%	—	—	—
Months Supply of Inventory	6.1	5.4	- 11.5%	—	—	—

\* 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.

