

# Local Market Update – January 2026

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		January			Year to Date		
Key Metrics		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%	—	—	—

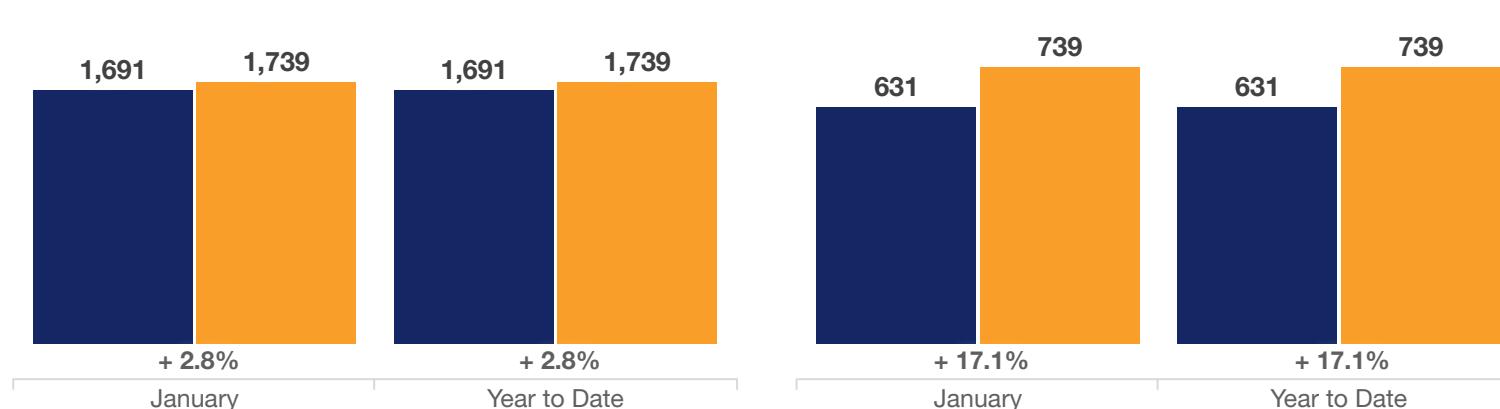
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### New Listings

■ 2025 ■ 2026

### Closed Sales

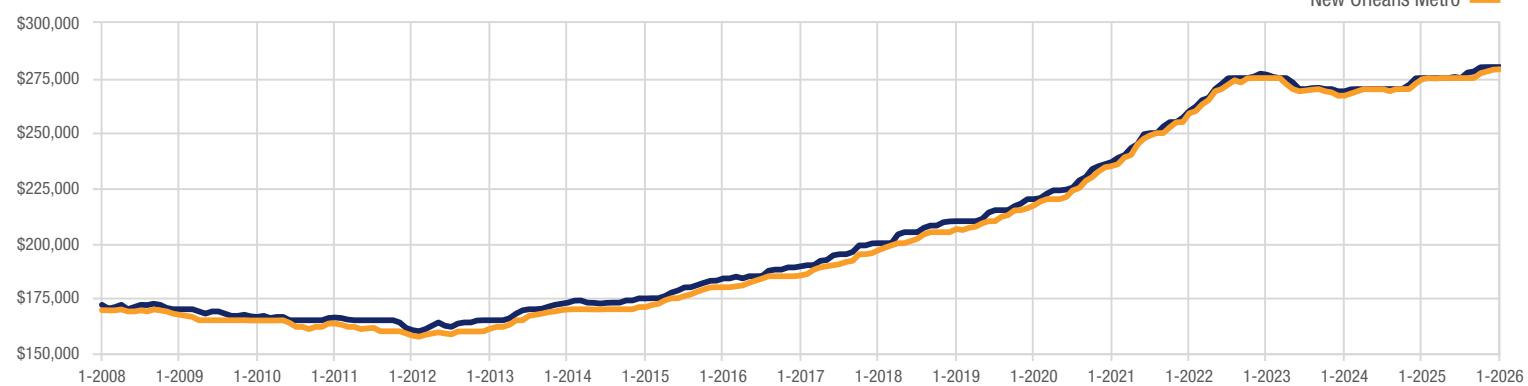
■ 2025 ■ 2026



### 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.