

Local Market Update – June 2026

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



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		June			Year to Date		
Key Metrics		2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings		1,942	1,769	- 8.9%	11,452	11,443	- 0.1%
Pending Sales		1,093	1,200	+ 9.8%	6,337	6,924	+ 9.3%
Closed Sales		1,232	1,193	- 3.2%	5,815	6,197	+ 6.6%
Days on Market Until Sale		62	66	+ 6.5%	69	71	+ 2.9%
Median Sales Price*		\$292,750	\$294,328	+ 0.5%	\$279,900	\$285,000	+ 1.8%
Average Sales Price*		\$390,880	\$384,829	- 1.5%	\$365,658	\$371,690	+ 1.6%
Percent of List Price Received*		96.9%	96.7%	- 0.2%	96.8%	96.8%	0.0%
Housing Affordability Index		99	101	+ 2.0%	103	104	+ 1.0%
Inventory of Homes for Sale		6,306	5,965	- 5.4%	—	—	—
Months Supply of Inventory		6.5	5.7	- 12.3%	—	—	—

* 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.

