

# St. Tammany Parish

| All Residential Properties      |  |  | July      |           |          | Year to Date |             |          |
|---------------------------------|--|--|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics                     |  |  | 2025      | 2026      | % Change | Thru 7-2025  | Thru 7-2026 | % Change |
| New Listings                    |  |  | 561       | 505       | - 10.0%  | 3,699        | 3,740       | + 1.1%   |
| Pending Sales                   |  |  | 337       | 364       | + 8.0%   | 2,195        | 2,465       | + 12.3%  |
| Closed Sales                    |  |  | 365       | 374       | + 2.5%   | 2,047        | 2,301       | + 12.4%  |
| Days on Market Until Sale       |  |  | 59        | 53        | - 10.2%  | 65           | 64          | - 1.5%   |
| Median Sales Price*             |  |  | \$285,000 | \$307,900 | + 8.0%   | \$298,973    | \$300,350   | + 0.5%   |
| Average Sales Price*            |  |  | \$349,321 | \$355,405 | + 1.7%   | \$366,153    | \$371,676   | + 1.5%   |
| Percent of List Price Received* |  |  | 97.2%     | 97.4%     | + 0.2%   | 97.4%        | 97.4%       | 0.0%     |
| Housing Affordability Index     |  |  | 102       | 95        | - 6.9%   | 97           | 97          | 0.0%     |
| Inventory of Homes for Sale     |  |  | 1,643     | 1,498     | - 8.8%   | —            | —           | —        |
| Months Supply of Inventory      |  |  | 5.7       | 4.6       | - 19.3%  | —            | —           | —        |

\* 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.

