

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	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	1,636	1,629	- 0.4%	14,925	14,936	+ 0.1%
Pending Sales	1,068	1,129	+ 5.7%	8,494	9,107	+ 7.2%
Closed Sales	1,106	1,071	- 3.2%	8,050	8,544	+ 6.1%
Days on Market Until Sale	67	64	- 4.5%	68	69	+ 1.5%
Median Sales Price*	\$275,000	\$290,000	+ 5.5%	\$278,900	\$286,000	+ 2.5%
Average Sales Price*	\$339,631	\$369,344	+ 8.7%	\$359,159	\$368,470	+ 2.6%
Percent of List Price Received*	96.5%	96.9%	+ 0.4%	96.8%	96.9%	+ 0.1%
Housing Affordability Index	107	101	- 5.6%	106	102	- 3.8%
Inventory of Homes for Sale	5,983	5,761	- 3.7%	—	—	—
Months Supply of Inventory	6.1	5.5	- 9.8%	—	—	—

* 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.

