Local Market Update – October 2026

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

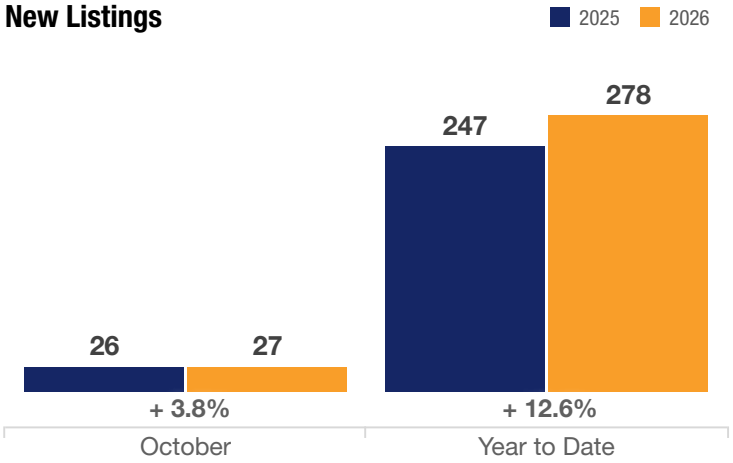
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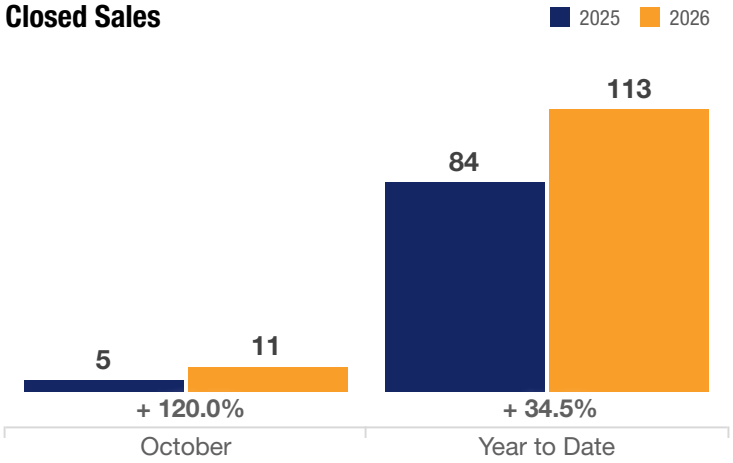
All Residential Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	26	**27**	+ 3.8%	247	**278**	+ 12.6%
Pending Sales	6	**10**	+ 66.7%	87	**123**	+ 41.4%
Closed Sales	5	**11**	+ 120.0%	84	**113**	+ 34.5%
Days on Market Until Sale	148	**79**	- 46.6%	87	**64**	- 26.4%
Median Sales Price*	$139,000	**$339,000**	+ 143.9%	$203,250	**$225,000**	+ 10.7%
Average Sales Price*	$118,800	**$313,296**	+ 163.7%	$252,634	**$273,452**	+ 8.2%
Percent of List Price Received*	94.2%	**97.2%**	+ 3.2%	95.7%	**95.9%**	+ 0.2%
Housing Affordability Index	219	**82**	- 62.6%	150	**124**	- 17.3%
Inventory of Homes for Sale	109	**96**	- 11.9%	—	—	—
Months Supply of Inventory	13.3	**8.3**	- 37.6%	—	—	—

* 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

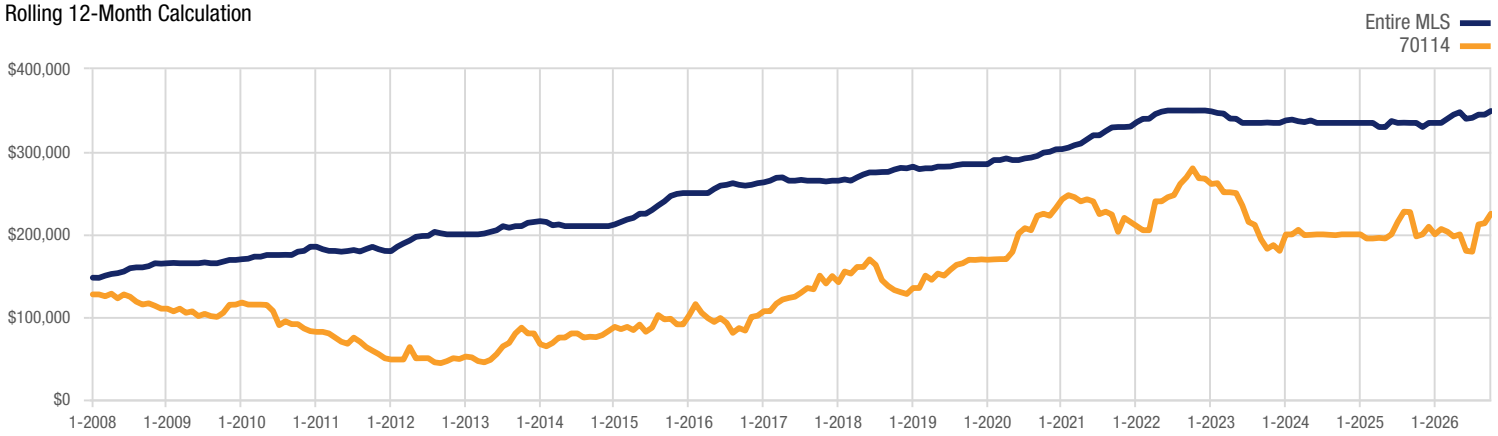


Closed Sales



Median Sales Price

Rolling 12-Month Calculation



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.

Current as of November 7, 2026. All data from New Orleans Metropolitan Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.