Local Market Update – October 2026

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

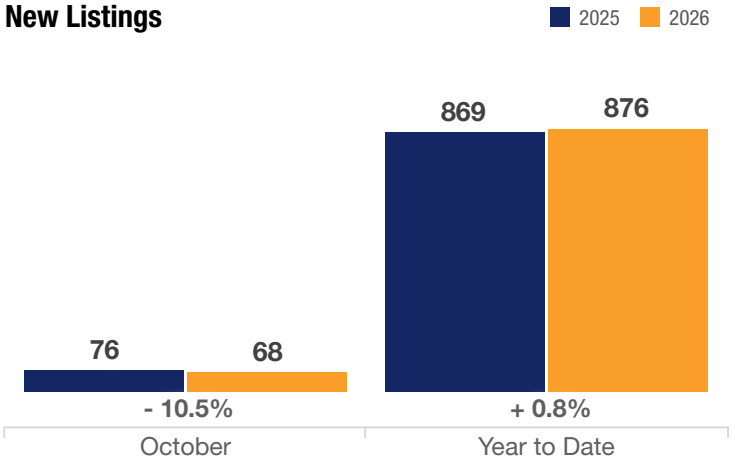
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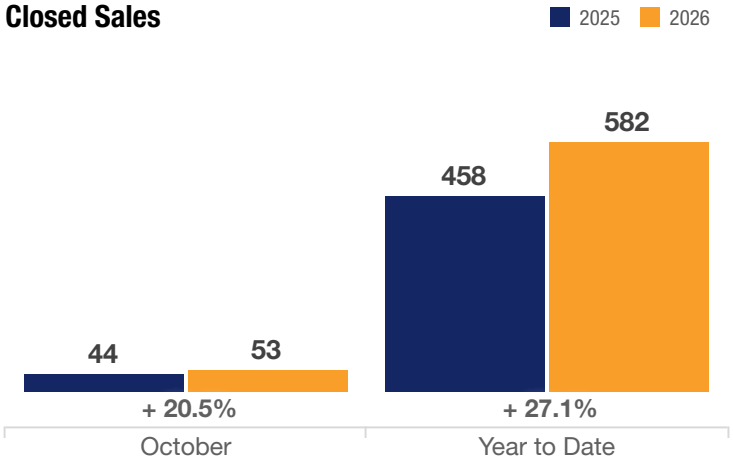
All Residential Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	76	**68**	- 10.5%	869	**876**	+ 0.8%
Pending Sales	45	**51**	+ 13.3%	472	**586**	+ 24.2%
Closed Sales	44	**53**	+ 20.5%	458	**582**	+ 27.1%
Days on Market Until Sale	58	**64**	+ 10.3%	53	**59**	+ 11.3%
Median Sales Price*	$380,000	**$299,000**	- 21.3%	$372,750	**$343,000**	- 8.0%
Average Sales Price*	$530,477	**$378,458**	- 28.7%	$475,445	**$455,603**	- 4.2%
Percent of List Price Received*	96.5%	**96.4%**	- 0.1%	97.1%	**97.3%**	+ 0.2%
Housing Affordability Index	80	**93**	+ 16.3%	82	**81**	- 1.2%
Inventory of Homes for Sale	306	**225**	- 26.5%	—	—	—
Months Supply of Inventory	6.7	**4.0**	- 40.3%	—	—	—

* 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.

New Listings

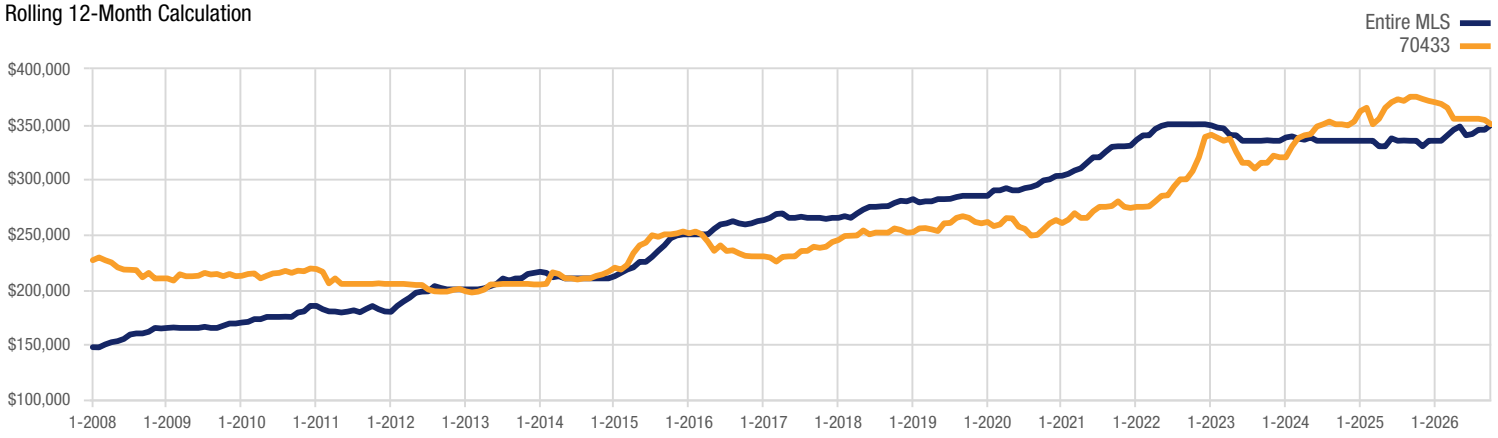


Closed Sales



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.