Local Market Update – October 2026

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

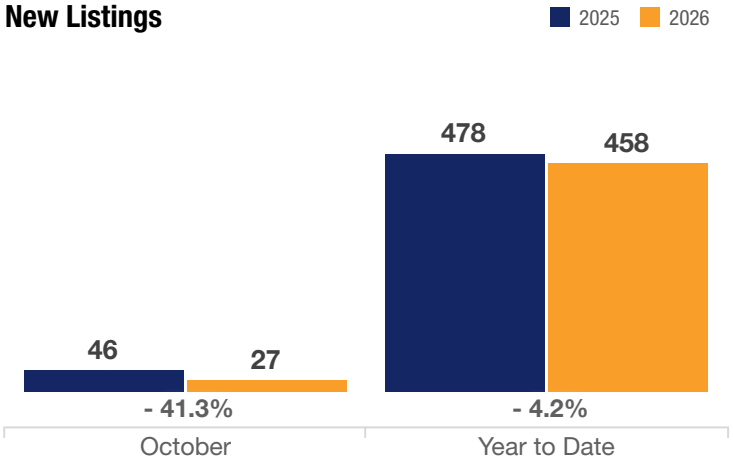
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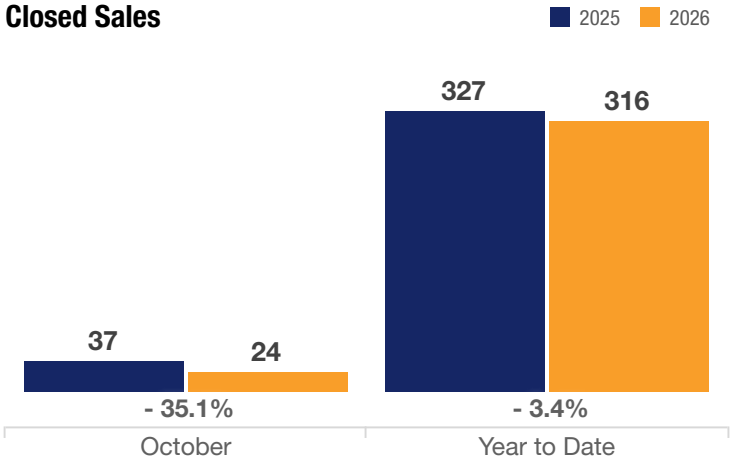
All Residential Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	46	**27**	- 41.3%	478	**458**	- 4.2%
Pending Sales	34	**23**	- 32.4%	343	**330**	- 3.8%
Closed Sales	37	**24**	- 35.1%	327	**316**	- 3.4%
Days on Market Until Sale	56	**77**	+ 37.5%	61	**64**	+ 4.9%
Median Sales Price*	$329,000	**$329,104**	+ 0.0%	$309,000	**$325,319**	+ 5.3%
Average Sales Price*	$410,524	**$352,322**	- 14.2%	$357,365	**$373,760**	+ 4.6%
Percent of List Price Received*	98.4%	**99.0%**	+ 0.6%	98.2%	**98.1%**	- 0.1%
Housing Affordability Index	93	**85**	- 8.6%	99	**86**	- 13.1%
Inventory of Homes for Sale	155	**120**	- 22.6%	—	**—**	—
Months Supply of Inventory	4.8	**3.8**	- 20.8%	—	**—**	—

* 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.

New Listings

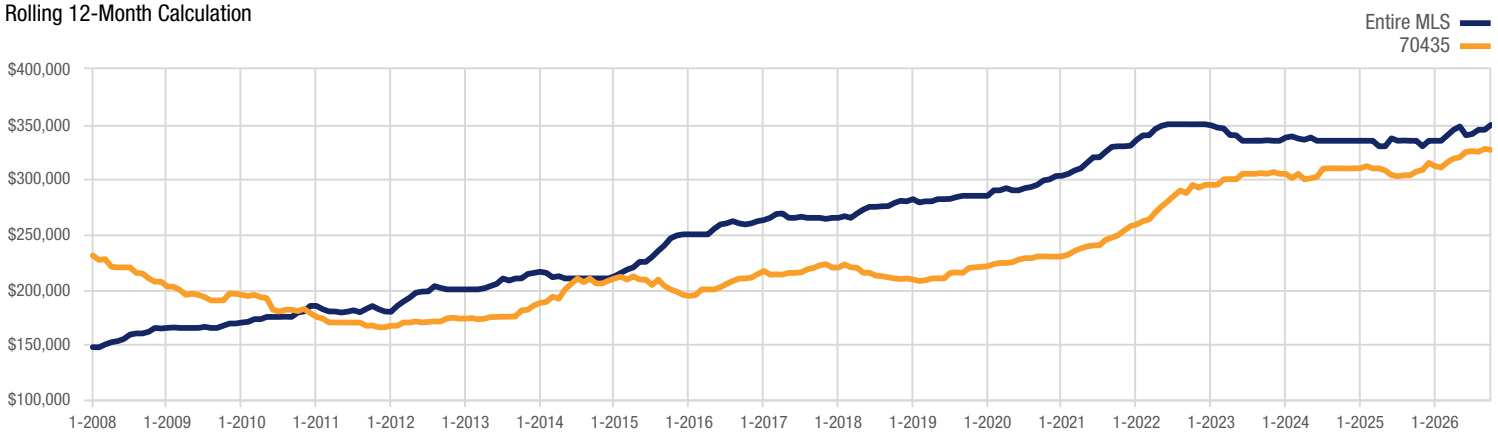


Closed Sales



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.