# Local Market Update – October 2026

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

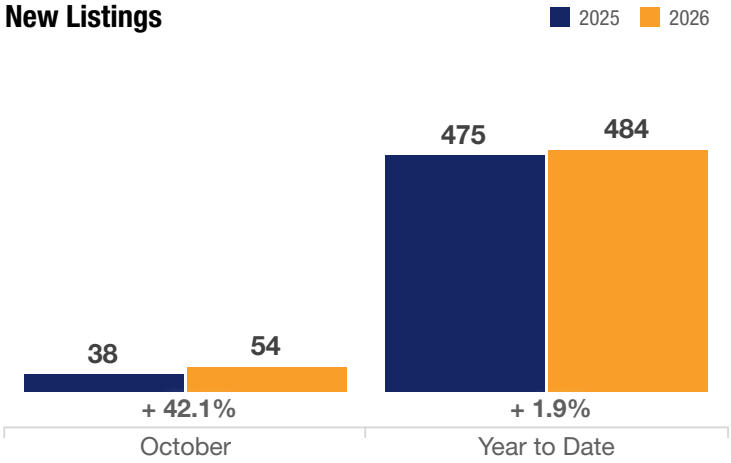
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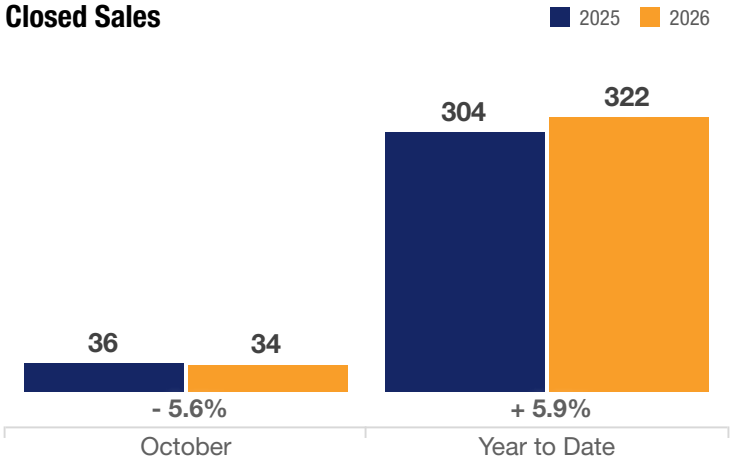
| All Residential Properties | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 10-2025** | **Thru 10-2026** | **% Change** |
| New Listings | 38 | **54** | + 42.1% | 475 | **484** | + 1.9% |
| Pending Sales | 30 | **38** | + 26.7% | 314 | **339** | + 8.0% |
| Closed Sales | 36 | **34** | - 5.6% | 304 | **322** | + 5.9% |
| Days on Market Until Sale | 62 | **56** | - 9.7% | 55 | **47** | - 14.5% |
| Median Sales Price* | $339,000 | **$432,500** | + 27.6% | $365,000 | **$391,000** | + 7.1% |
| Average Sales Price* | $407,203 | **$501,134** | + 23.1% | $430,529 | **$430,468** | - 0.0% |
| Percent of List Price Received* | 98.2% | **97.2%** | - 1.0% | 97.5% | **97.3%** | - 0.2% |
| Housing Affordability Index | 90 | **64** | - 28.9% | 84 | **71** | - 15.5% |
| Inventory of Homes for Sale | 137 | **118** | - 13.9% | — | **—** | — |
| Months Supply of Inventory | 4.5 | **3.7** | - 17.8% | — | **—** | — |

* 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

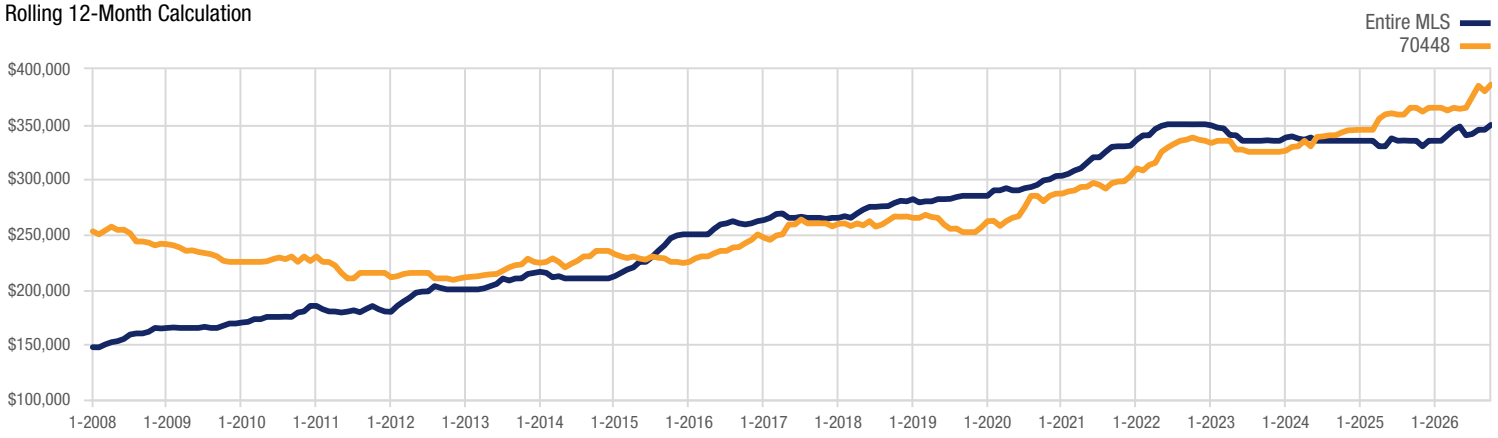



## Closed Sales




## 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.