# Local Market Update – September 2026

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

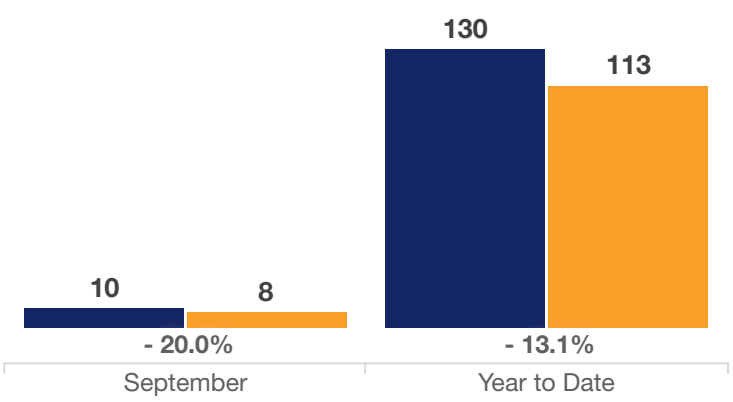
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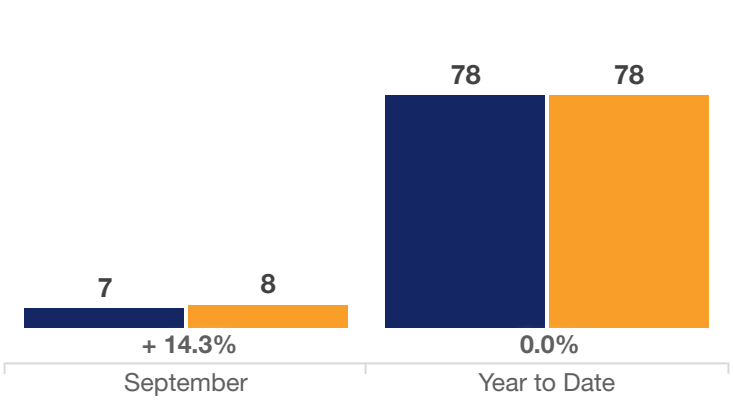
| All Residential Properties | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 9-2025** | **Thru 9-2026** | **% Change** |
| New Listings | 10 | **8** | - 20.0% | 130 | **113** | - 13.1% |
| Pending Sales | 7 | **7** | 0.0% | 84 | **83** | - 1.2% |
| Closed Sales | 7 | **8** | + 14.3% | 78 | **78** | 0.0% |
| Days on Market Until Sale | 54 | **37** | - 31.5% | 45 | **80** | + 77.8% |
| Median Sales Price* | $220,000 | **$277,500** | + 26.1% | $300,000 | **$304,000** | + 1.3% |
| Average Sales Price* | $375,429 | **$337,200** | - 10.2% | $334,822 | **$330,935** | - 1.2% |
| Percent of List Price Received* | 97.4% | **96.4%** | - 1.0% | 97.7% | **97.2%** | - 0.5% |
| Housing Affordability Index | 137 | **102** | - 25.5% | 101 | **93** | - 7.9% |
| Inventory of Homes for Sale | 40 | **38** | - 5.0% | — | **—** | — |
| Months Supply of Inventory | 4.6 | **4.7** | + 2.2% | — | **—** | — |

* 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

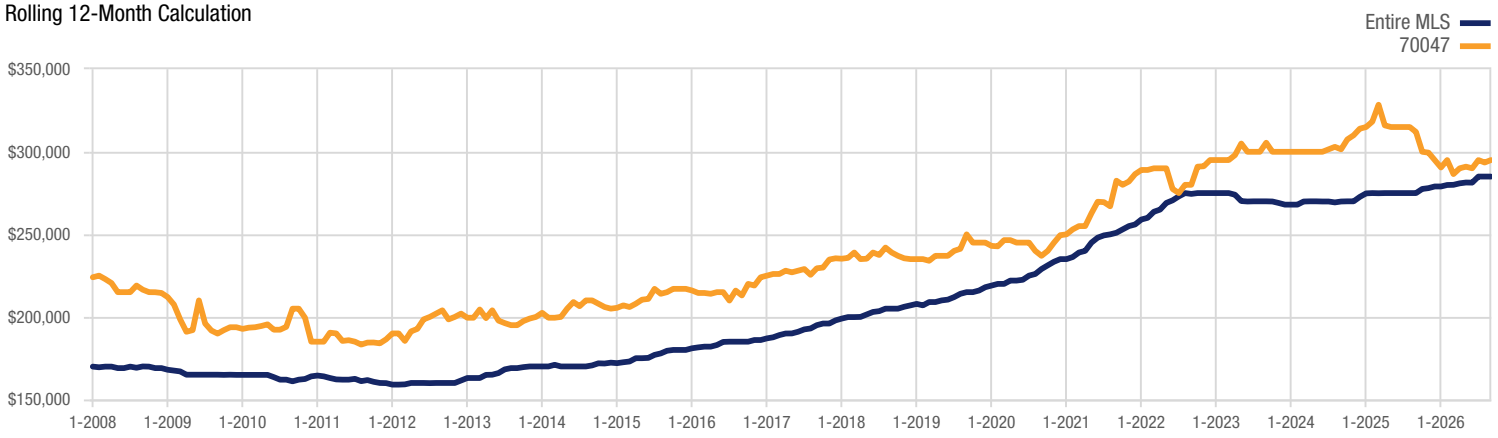



## Closed Sales




## 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 October 7, 2026. All data from New Orleans Metropolitan Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.