# Local Market Update – September 2026

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

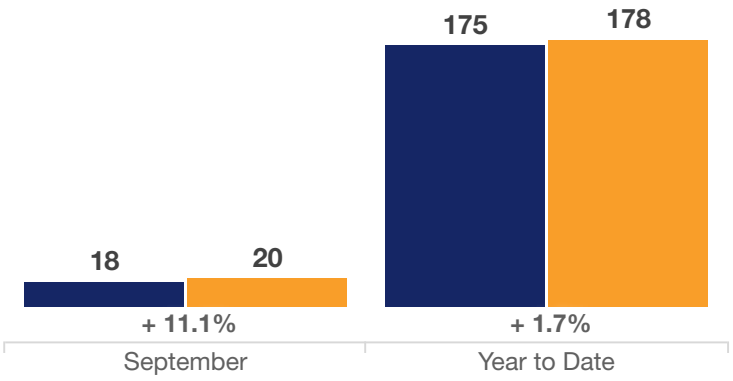
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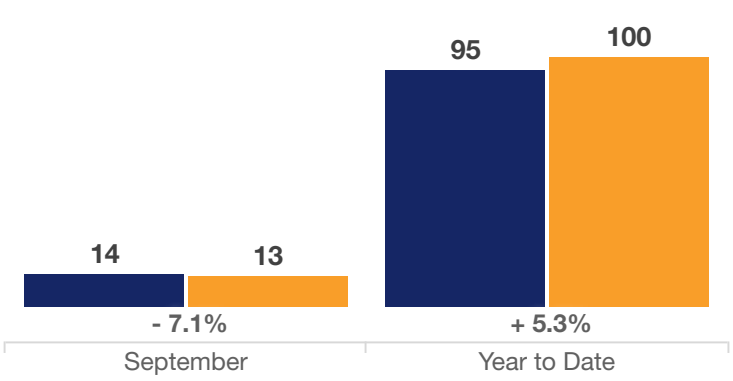
| All Residential Properties | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 9-2025** | **Thru 9-2026** | **% Change** |
| New Listings | 18 | **20** | + 11.1% | 175 | **178** | + 1.7% |
| Pending Sales | 11 | **6** | - 45.5% | 99 | **98** | - 1.0% |
| Closed Sales | 14 | **13** | - 7.1% | 95 | **100** | + 5.3% |
| Days on Market Until Sale | 89 | **79** | - 11.2% | 50 | **70** | + 40.0% |
| Median Sales Price* | $303,500 | **$230,000** | - 24.2% | $250,000 | **$256,500** | + 2.6% |
| Average Sales Price* | $299,004 | **$332,058** | + 11.1% | $266,419 | **$279,483** | + 4.9% |
| Percent of List Price Received* | 96.0% | **94.2%** | - 1.9% | 96.5% | **94.6%** | - 2.0% |
| Housing Affordability Index | 99 | **123** | + 24.2% | 121 | **110** | - 9.1% |
| Inventory of Homes for Sale | 60 | **63** | + 5.0% | — | **—** | — |
| Months Supply of Inventory | 5.8 | **6.1** | + 5.2% | — | **—** | — |

* 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

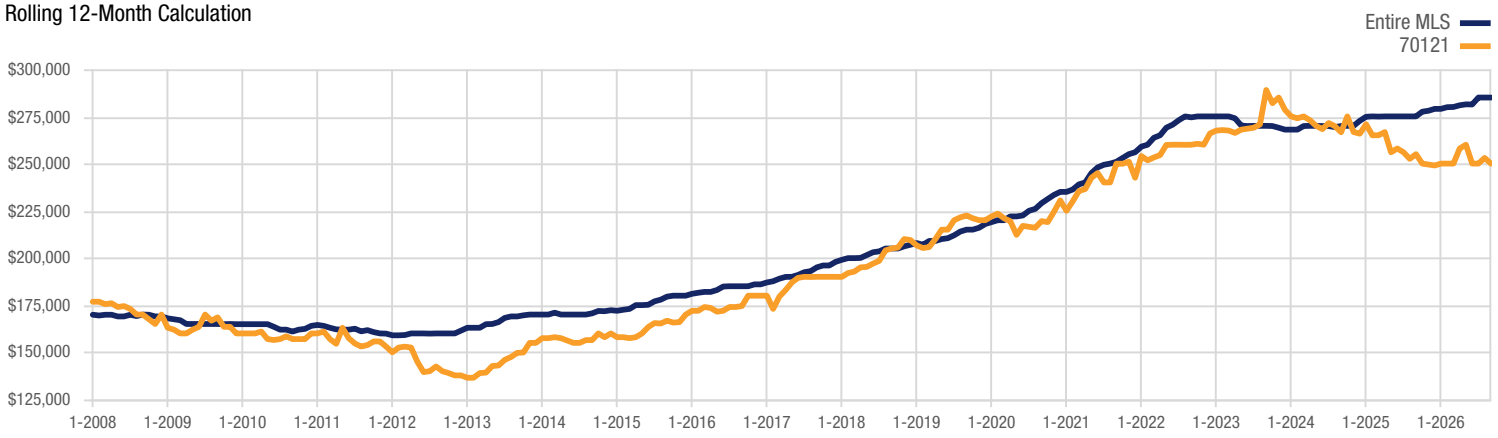



## Closed Sales




## 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.