# Local Market Update – September 2026

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

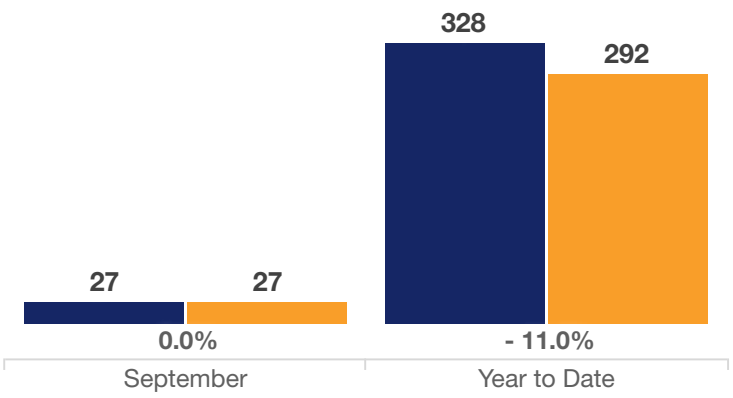
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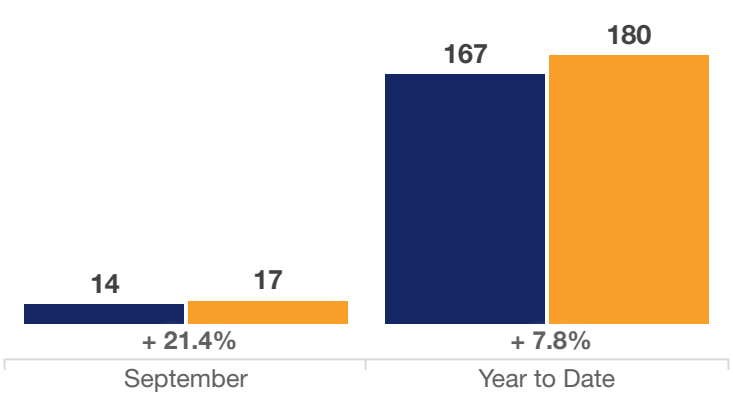
| All Residential Properties | September | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 9-2025** | **Thru 9-2026** | **% Change** |
| New Listings | 27 | **27** | 0.0% | 328 | **292** | - 11.0% |
| Pending Sales | 19 | **21** | + 10.5% | 174 | **190** | + 9.2% |
| Closed Sales | 14 | **17** | + 21.4% | 167 | **180** | + 7.8% |
| Days on Market Until Sale | 72 | **97** | + 34.7% | 69 | **70** | + 1.4% |
| Median Sales Price* | $363,500 | **$285,000** | - 21.6% | $330,000 | **$326,500** | - 1.1% |
| Average Sales Price* | $380,196 | **$337,647** | - 11.2% | $427,519 | **$391,961** | - 8.3% |
| Percent of List Price Received* | 95.8% | **94.3%** | - 1.6% | 96.6% | **95.8%** | - 0.8% |
| Housing Affordability Index | 83 | **99** | + 19.3% | 91 | **87** | - 4.4% |
| Inventory of Homes for Sale | 101 | **89** | - 11.9% | — | **—** | — |
| Months Supply of Inventory | 5.5 | **4.5** | - 18.2% | — | **—** | — |

* 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

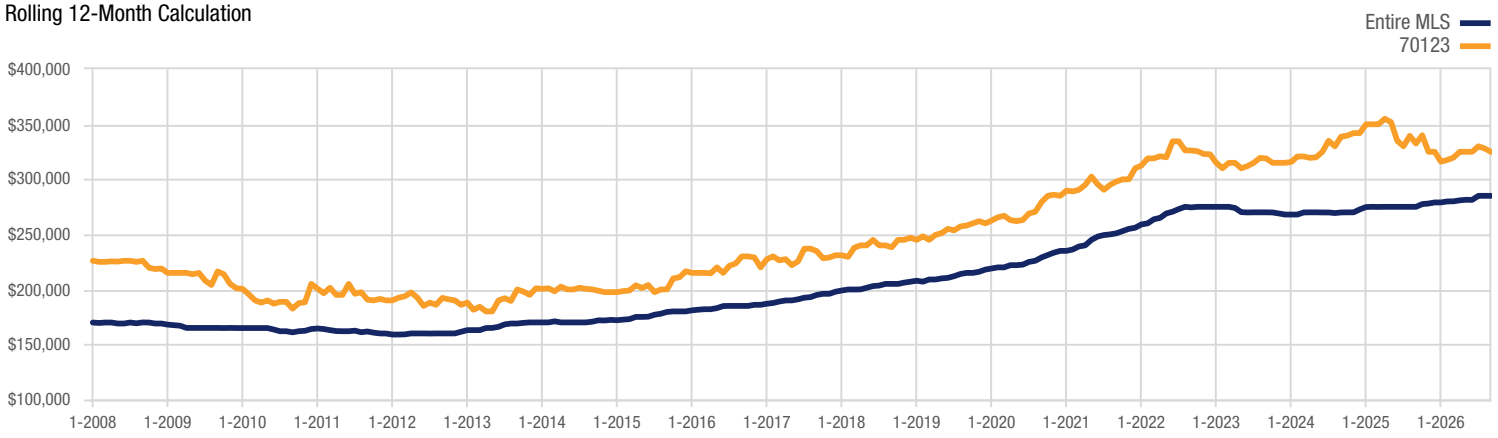



## Closed Sales




## 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.