Local Market Update – September 2026

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

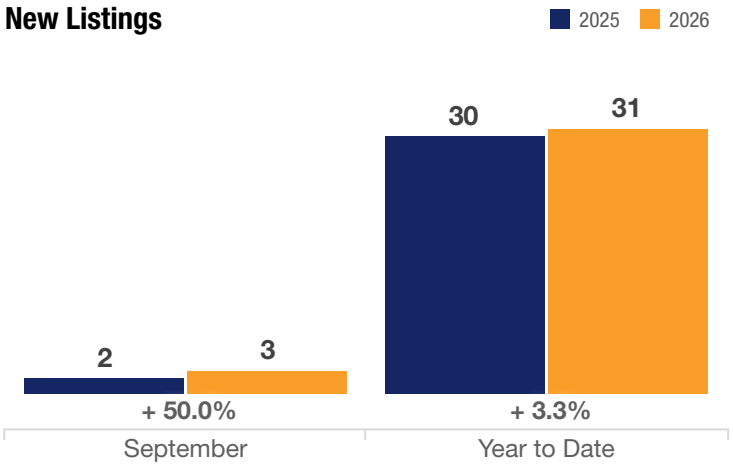
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St. James Parish

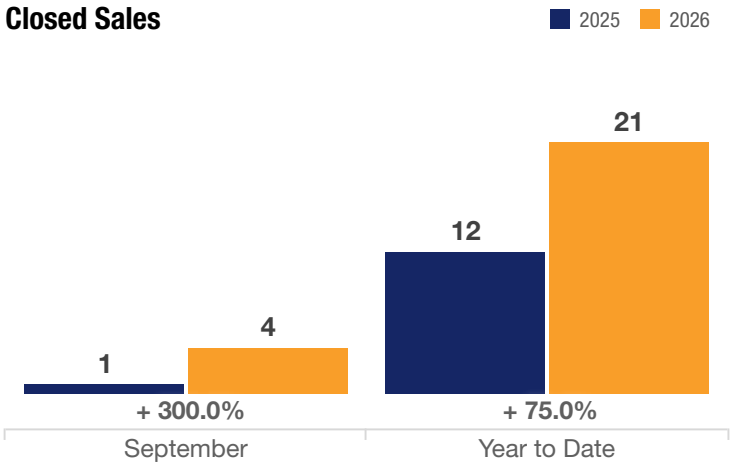
All Residential Properties	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	30	**31**	+ 3.3%
Pending Sales	1	**1**	0.0%	15	**24**	+ 60.0%
Closed Sales	1	**4**	+ 300.0%	12	**21**	+ 75.0%
Days on Market Until Sale	59	**126**	+ 113.6%	87	**80**	- 8.0%
Median Sales Price*	$205,500	**$212,450**	+ 3.4%	$167,750	**$205,000**	+ 22.2%
Average Sales Price*	$205,500	**$218,450**	+ 6.3%	$172,825	**$208,562**	+ 20.7%
Percent of List Price Received*	98.1%	**99.0%**	+ 0.9%	96.2%	**96.7%**	+ 0.5%
Housing Affordability Index	147	**133**	- 9.5%	180	**138**	- 23.3%
Inventory of Homes for Sale	13	**11**	- 15.4%	—	**—**	—
Months Supply of Inventory	6.2	**3.8**	- 38.7%	—	**—**	—

* 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

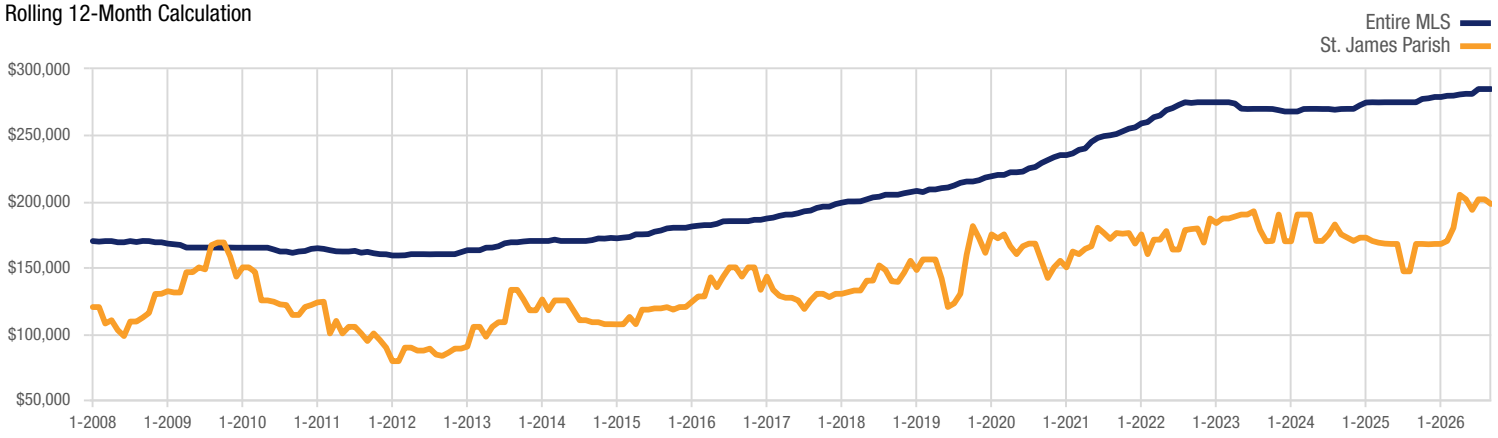


Closed Sales



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.