Local Market Update – October 2026

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

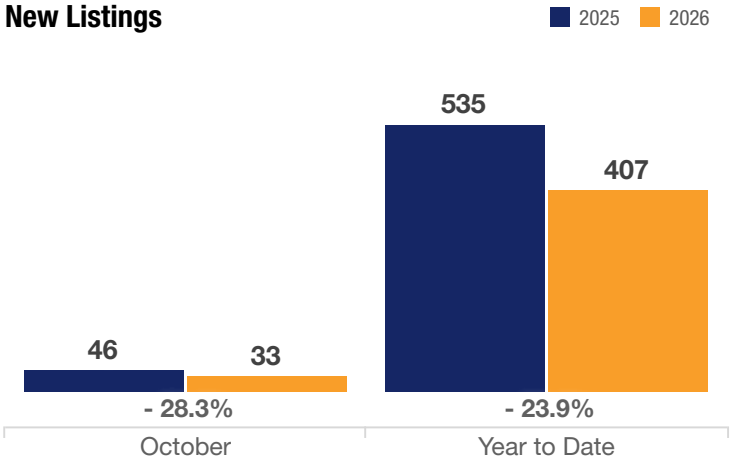
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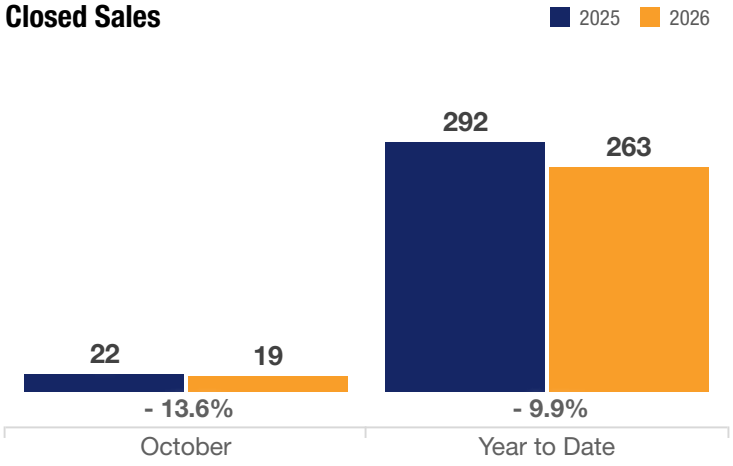
All Residential Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	46	**33**	- 28.3%	535	**407**	- 23.9%
Pending Sales	21	**17**	- 19.0%	296	**264**	- 10.8%
Closed Sales	22	**19**	- 13.6%	292	**263**	- 9.9%
Days on Market Until Sale	69	**60**	- 13.0%	72	**63**	- 12.5%
Median Sales Price*	$550,000	**$584,000**	+ 6.2%	$548,000	**$575,000**	+ 4.9%
Average Sales Price*	$595,977	**$627,308**	+ 5.3%	$618,985	**$646,327**	+ 4.4%
Percent of List Price Received*	97.0%	**96.7%**	- 0.3%	96.4%	**97.0%**	+ 0.6%
Housing Affordability Index	55	**48**	- 12.7%	56	**48**	- 14.3%
Inventory of Homes for Sale	175	**118**	- 32.6%	—	**—**	—
Months Supply of Inventory	6.5	**4.7**	- 27.7%	—	**—**	—

* 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

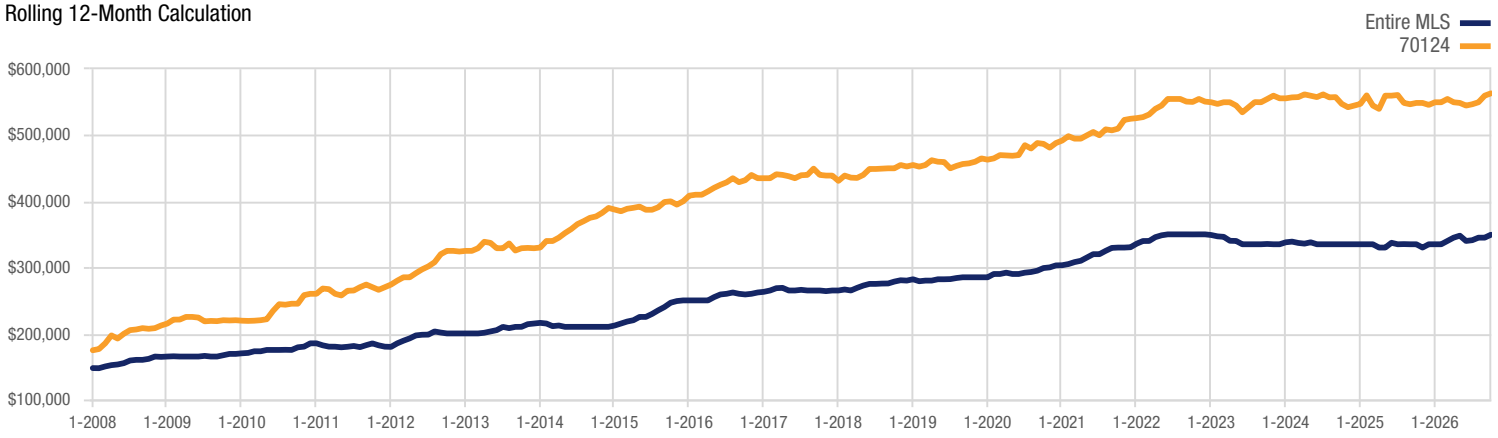


Closed Sales



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