

Local Market Update – May 2026

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



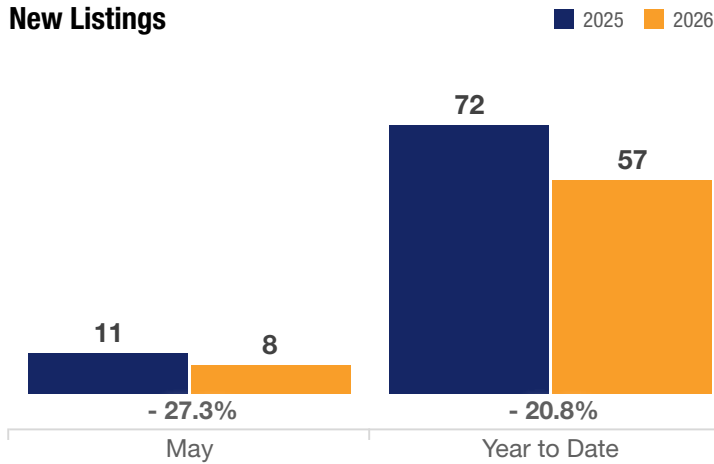
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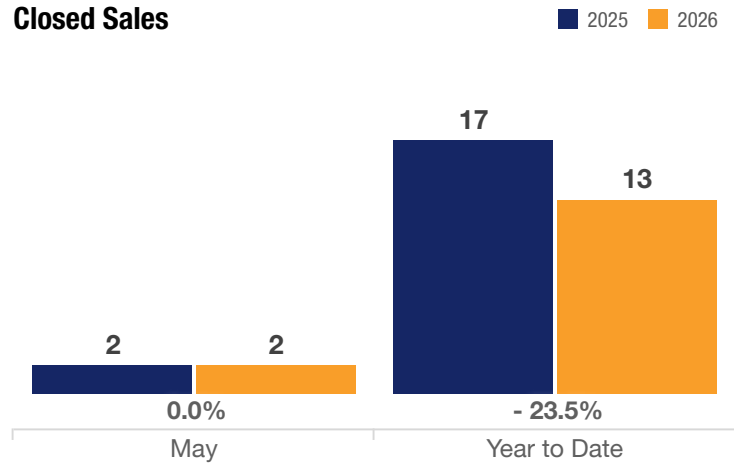
All Residential Properties Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	11	8	- 27.3%	72	57	- 20.8%
Pending Sales	1	4	+ 300.0%	16	16	0.0%
Closed Sales	2	2	0.0%	17	13	- 23.5%
Days on Market Until Sale	95	306	+ 222.1%	95	155	+ 63.2%
Median Sales Price*	\$226,200	\$517,500	+ 128.8%	\$280,000	\$320,000	+ 14.3%
Average Sales Price*	\$226,200	\$517,500	+ 128.8%	\$367,665	\$334,046	- 9.1%
Percent of List Price Received*	99.3%	97.0%	- 2.3%	95.2%	94.7%	- 0.5%
Housing Affordability Index	127	57	- 55.1%	102	92	- 9.8%
Inventory of Homes for Sale	62	56	- 9.7%	—	—	—
Months Supply of Inventory	23.0	19.3	- 16.1%	—	—	—

* 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

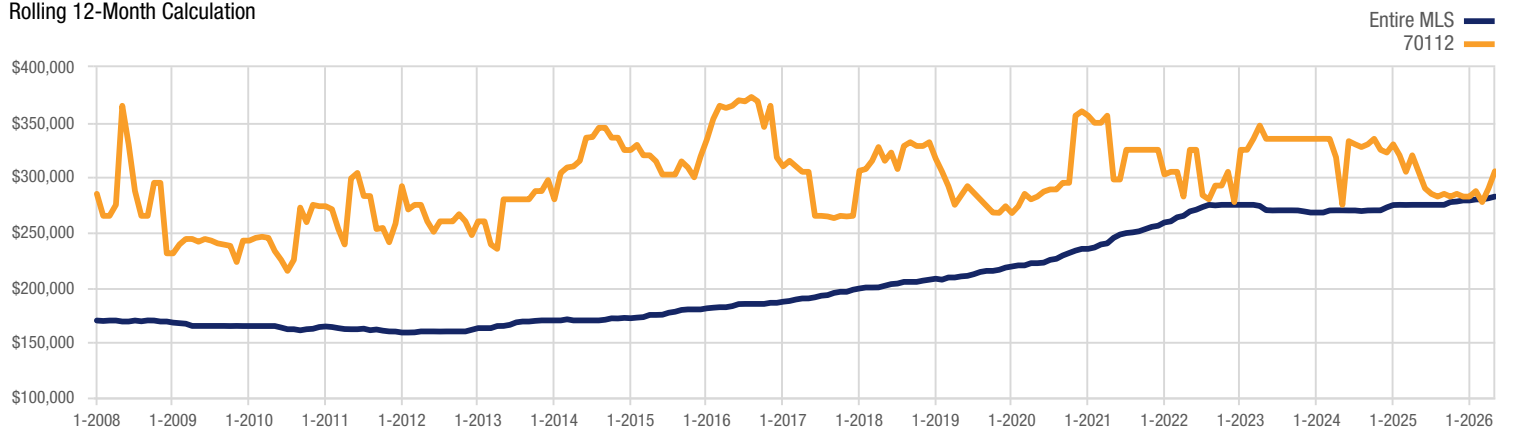


Closed Sales



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.