

Local Market Update – March 2025

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



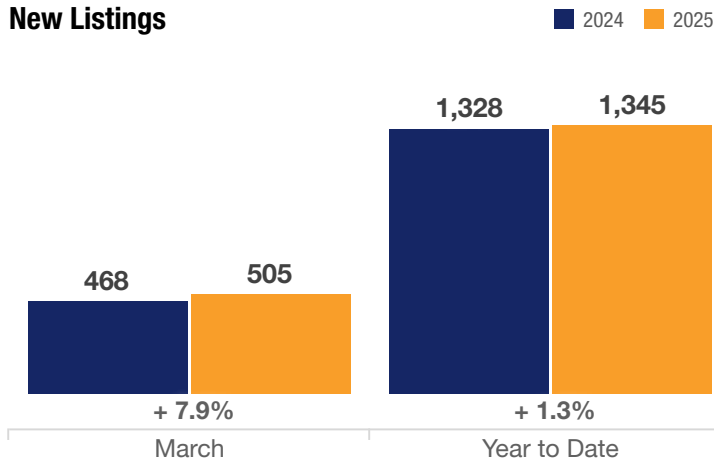
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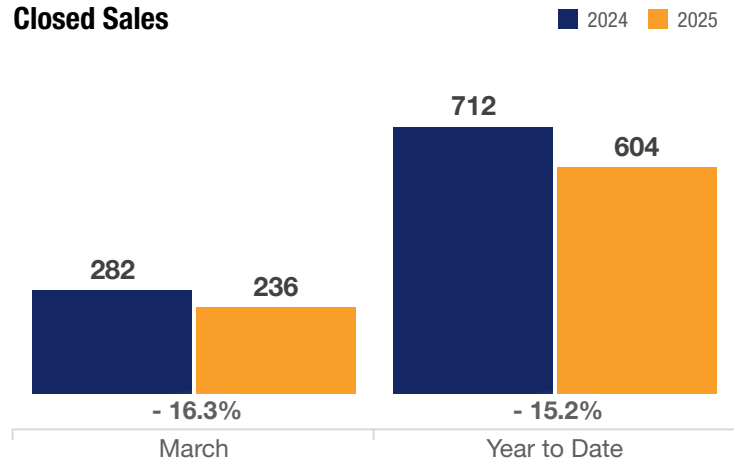
All Residential Properties Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	468	505	+ 7.9%	1,328	1,345	+ 1.3%
Pending Sales	334	325	- 2.7%	852	782	- 8.2%
Closed Sales	282	236	- 16.3%	712	604	- 15.2%
Days on Market Until Sale	54	57	+ 5.6%	62	60	- 3.2%
Median Sales Price*	\$250,325	\$250,000	- 0.1%	\$249,000	\$250,000	+ 0.4%
Average Sales Price*	\$312,587	\$355,211	+ 13.6%	\$296,791	\$325,881	+ 9.8%
Percent of List Price Received*	96.4%	96.6%	+ 0.2%	96.2%	96.3%	+ 0.1%
Housing Affordability Index	111	113	+ 1.8%	112	113	+ 0.9%
Inventory of Homes for Sale	1,171	1,266	+ 8.1%	—	—	—
Months Supply of Inventory	4.2	4.8	+ 14.3%	—	—	—

* 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

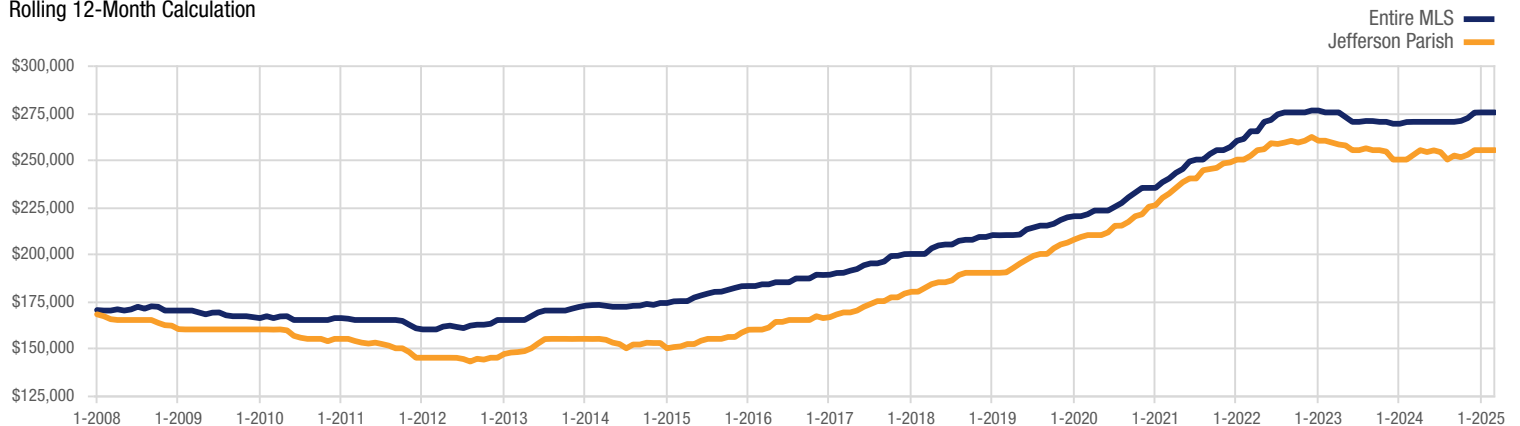


Closed Sales



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.