

# Local Market Update – May 2026

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



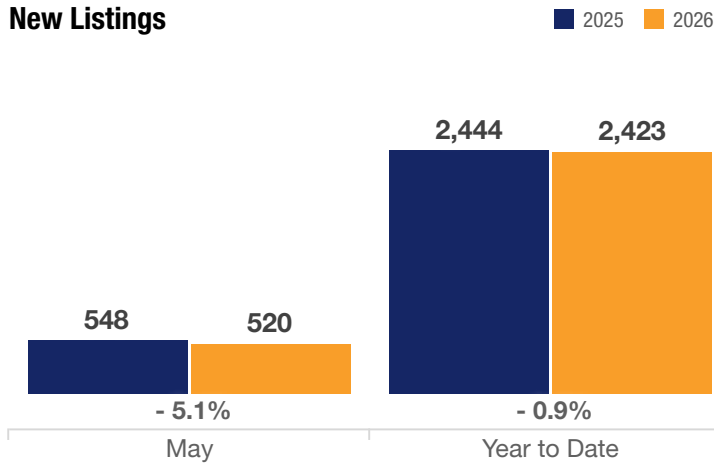
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## Jefferson Parish

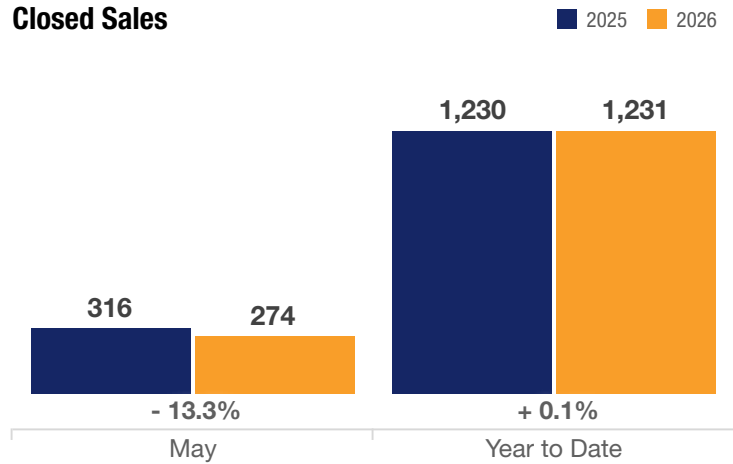
All Residential Properties Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	548	520	- 5.1%	2,444	2,423	- 0.9%
Pending Sales	301	322	+ 7.0%	1,401	1,440	+ 2.8%
Closed Sales	316	274	- 13.3%	1,230	1,231	+ 0.1%
Days on Market Until Sale	60	60	0.0%	60	67	+ 11.7%
Median Sales Price*	\$280,385	\$274,833	- 2.0%	\$263,800	\$275,000	+ 4.2%
Average Sales Price*	\$349,863	\$308,955	- 11.7%	\$329,368	\$338,790	+ 2.9%
Percent of List Price Received*	96.6%	96.6%	0.0%	96.5%	96.2%	- 0.3%
Housing Affordability Index	102	108	+ 5.9%	109	107	- 1.8%
Inventory of Homes for Sale	1,403	1,446	+ 3.1%	—	—	—
Months Supply of Inventory	5.3	5.3	0.0%	—	—	—

\* 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

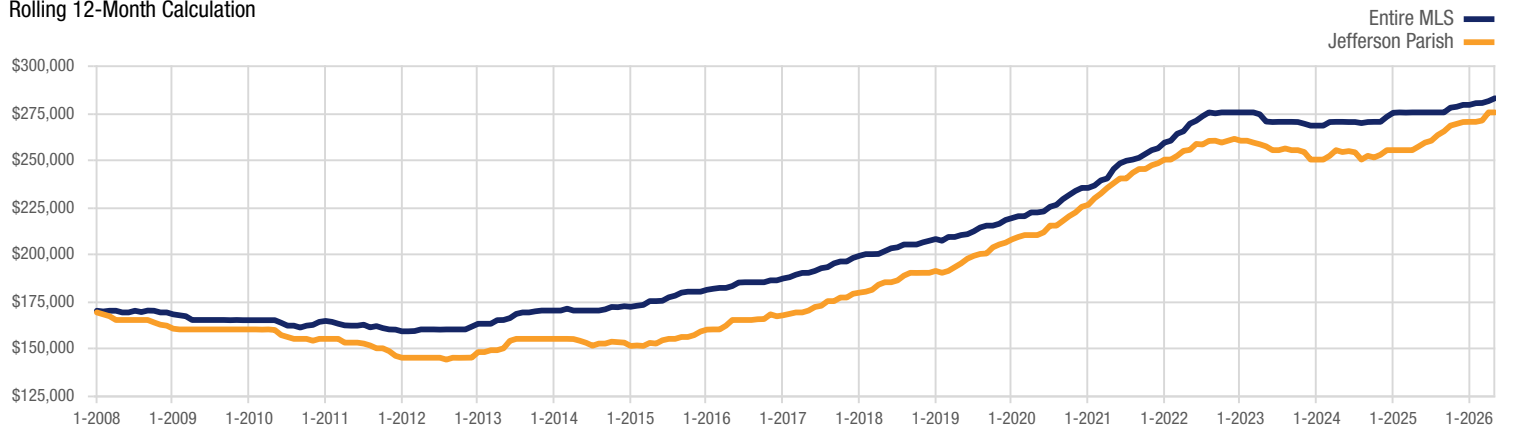


### Closed Sales



### 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.