

Jefferson Parish

All Residential Properties			July			Year to Date		
Key Metrics			2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings			541	474	- 12.4%	3,495	3,378	- 3.3%
Pending Sales			261	311	+ 19.2%	2,020	2,014	- 0.3%
Closed Sales			299	287	- 4.0%	1,932	1,834	- 5.1%
Days on Market Until Sale			39	59	+ 51.3%	54	58	+ 7.4%
Median Sales Price*			\$260,000	\$272,000	+ 4.6%	\$259,000	\$266,000	+ 2.7%
Average Sales Price*			\$331,939	\$340,529	+ 2.6%	\$314,774	\$333,074	+ 5.8%
Percent of List Price Received*			96.9%	97.0%	+ 0.1%	96.4%	96.6%	+ 0.2%
Housing Affordability Index			107	103	- 3.7%	108	105	- 2.8%
Inventory of Homes for Sale			1,448	1,359	- 6.1%	—	—	—
Months Supply of Inventory			5.4	5.0	- 7.4%	—	—	—

* 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.

