Local Market Update – May 2025A RESEARCH TOOL PROVIDED BY NEW ORLEANS METROPOLITAN ASSOCIATION OF REALTORS®



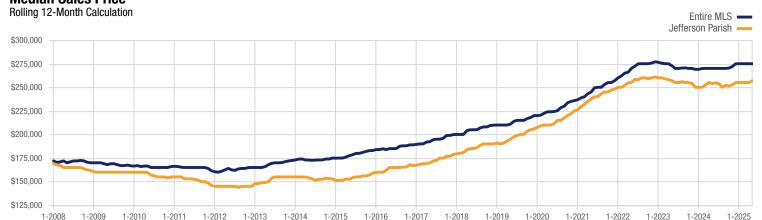
Jefferson Parish

All Residential Properties		May			Year to Date	
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	543	533	- 1.8%	2,457	2,411	- 1.9%
Pending Sales	302	327	+ 8.3%	1,459	1,425	- 2.3%
Closed Sales	337	307	- 8.9%	1,366	1,212	- 11.3%
Days on Market Until Sale	59	60	+ 1.7%	59	60	+ 1.7%
Median Sales Price*	\$267,500	\$284,000	+ 6.2%	\$259,000	\$265,000	+ 2.3%
Average Sales Price*	\$331,543	\$347,529	+ 4.8%	\$308,859	\$329,941	+ 6.8%
Percent of List Price Received*	96.3%	96.6%	+ 0.3%	96.3%	96.5%	+ 0.2%
Housing Affordability Index	102	97	- 4.9%	105	104	- 1.0%
Inventory of Homes for Sale	1,305	1,366	+ 4.7%		_	
Months Supply of Inventory	4.8	5.1	+ 6.3%		_	_

^{*} 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.







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.