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



Jefferson Parish

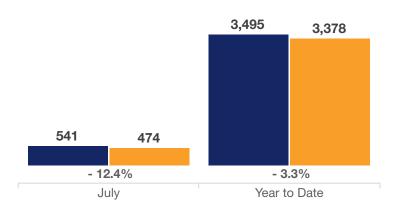
All Residential Properties		July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	541	474	- 12.4%	3,495	3,378	- 3.3%	
Pending Sales	261	311	+ 19.2%	2,020	2,014	- 0.3%	
Closed Sales	299	287	- 4.0%	1,932	1,834	- 5.1%	
Days on Market Until Sale	39	59	+ 51.3%	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%		_	_	

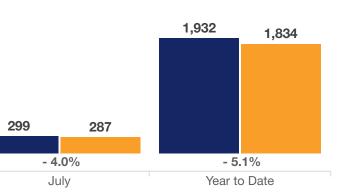
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

2024 2025



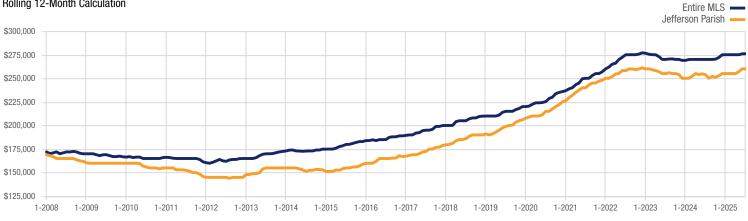




2024 2025

Median Sales Price





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.