

Local Market Update – February 2025

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



New Orleans Metro

Includes Jefferson Parish, Orleans Parish, Plaquemines Parish, St. Bernard Parish, St. Charles Parish, St. John Parish, St. James Parish, St. Tammany Parish, Tangipahoa Parish, Washington Parish

All Residential Properties Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1,706	1,502	- 12.0%	3,400	3,156	- 7.2%
Pending Sales	907	968	+ 6.7%	1,791	1,831	+ 2.2%
Closed Sales	756	781	+ 3.3%	1,428	1,379	- 3.4%
Days on Market Until Sale	72	75	+ 4.2%	70	74	+ 5.7%
Median Sales Price*	\$270,000	\$275,000	+ 1.9%	\$260,000	\$275,000	+ 5.8%
Average Sales Price*	\$332,118	\$352,075	+ 6.0%	\$327,015	\$355,831	+ 8.8%
Percent of List Price Received*	96.3%	96.3%	0.0%	96.2%	96.4%	+ 0.2%
Housing Affordability Index	102	101	- 1.0%	106	101	- 4.7%
Inventory of Homes for Sale	5,442	5,498	+ 1.0%	—	—	—
Months Supply of Inventory	5.4	5.6	+ 3.7%	—	—	—

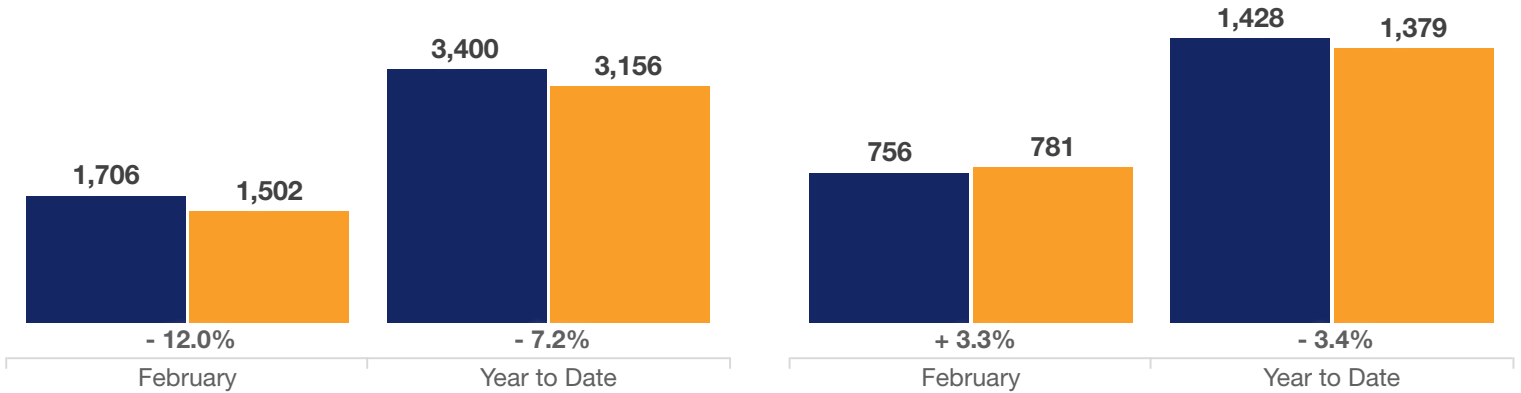
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

New Listings

■ 2024 ■ 2025

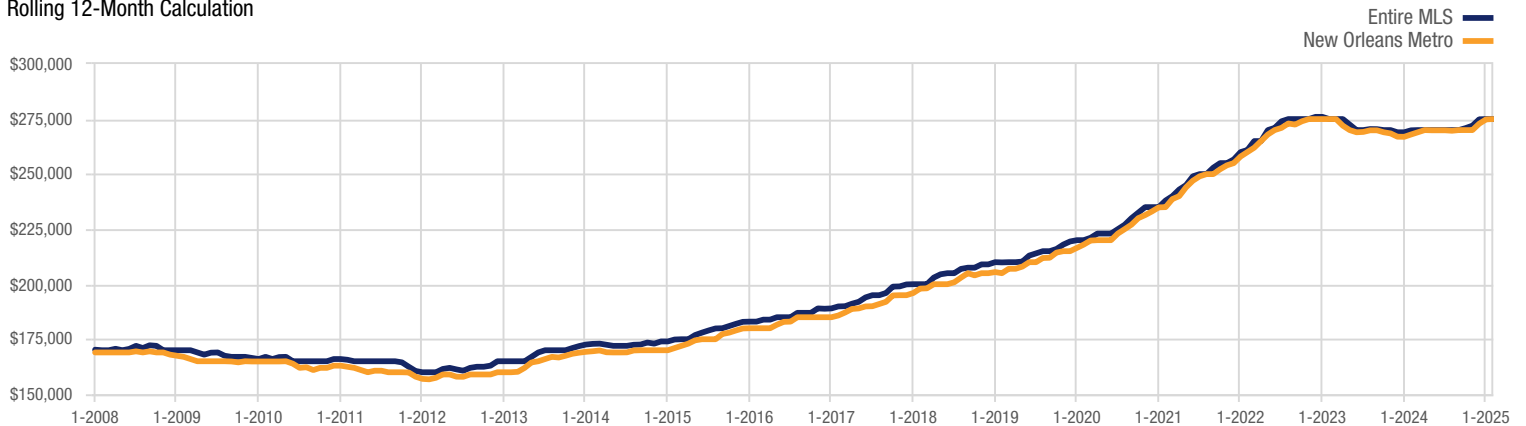
Closed Sales

■ 2024 ■ 2025



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.