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

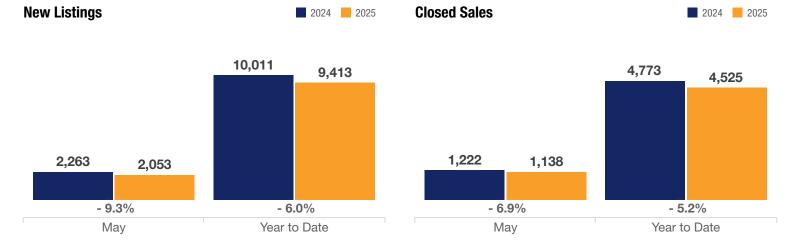


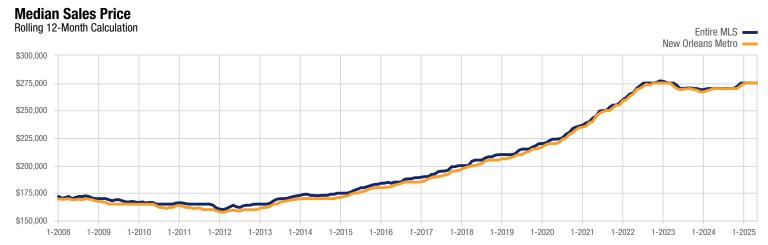
## **New Orleans Metro**

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** 

<b>All Residential Properties</b>		May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change	
New Listings	2,263	2,053	- 9.3%	10,011	9,413	- 6.0%	
Pending Sales	1,117	1,296	+ 16.0%	5,309	5,398	+ 1.7%	
Closed Sales	1,222	1,138	- 6.9%	4,773	4,525	- 5.2%	
Days on Market Until Sale	60	65	+ 8.3%	65	71	+ 9.2%	
Median Sales Price*	\$280,000	\$285,000	+ 1.8%	\$272,270	\$277,000	+ 1.7%	
Average Sales Price*	\$360,043	\$368,907	+ 2.5%	\$344,637	\$357,758	+ 3.8%	
Percent of List Price Received*	96.7%	97.0%	+ 0.3%	96.6%	96.8%	+ 0.2%	
Housing Affordability Index	97	97	0.0%	100	100	0.0%	
Inventory of Homes for Sale	6,179	6,071	- 1.7%		_	_	
Months Supply of Inventory	6.3	6.2	- 1.6%		_	_	

<sup>\*</sup> 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.