

# Local Market Update – November 2024

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



**NOMAR**  
EST. 1915  
The Voice of Real Estate

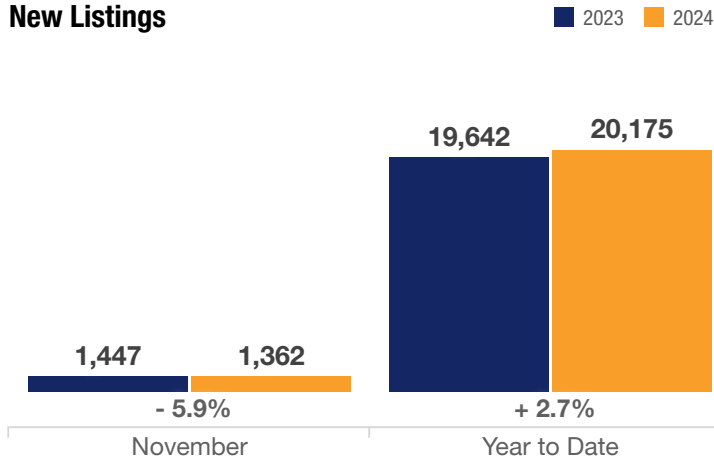
## New Orleans Metro

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

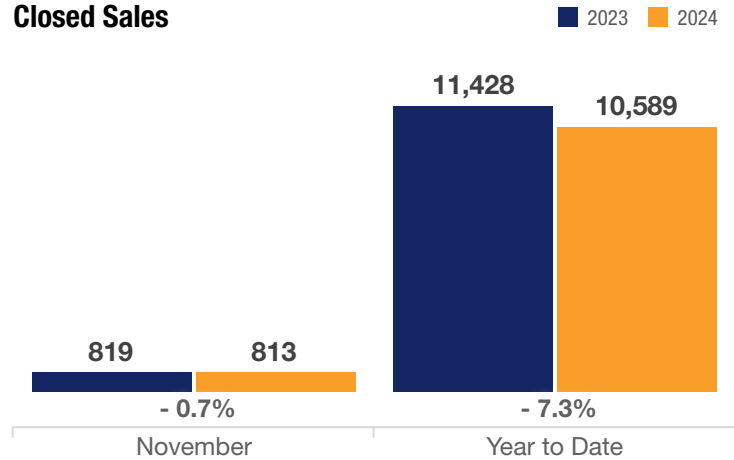
All Residential Properties Key Metrics	November			Year to Date		
	2023	2024	% Change	Thru 11-2023	Thru 11-2024	% Change
New Listings	1,447	1,362	- 5.9%	19,642	20,175	+ 2.7%
Pending Sales	771	864	+ 12.1%	11,562	11,078	- 4.2%
Closed Sales	819	813	- 0.7%	11,428	10,589	- 7.3%
Days on Market Until Sale	57	67	+ 17.5%	51	61	+ 19.6%
Median Sales Price*	\$257,500	\$264,250	+ 2.6%	\$268,000	\$272,348	+ 1.6%
Average Sales Price*	\$322,841	\$337,277	+ 4.5%	\$328,960	\$343,569	+ 4.4%
Percent of List Price Received*	96.3%	96.2%	- 0.1%	97.0%	96.6%	- 0.4%
Housing Affordability Index	104	105	+ 1.0%	100	102	+ 2.0%
Inventory of Homes for Sale	5,455	5,717	+ 4.8%	—	—	—
Months Supply of Inventory	5.3	5.8	+ 9.4%	—	—	—

\* 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.

### New Listings

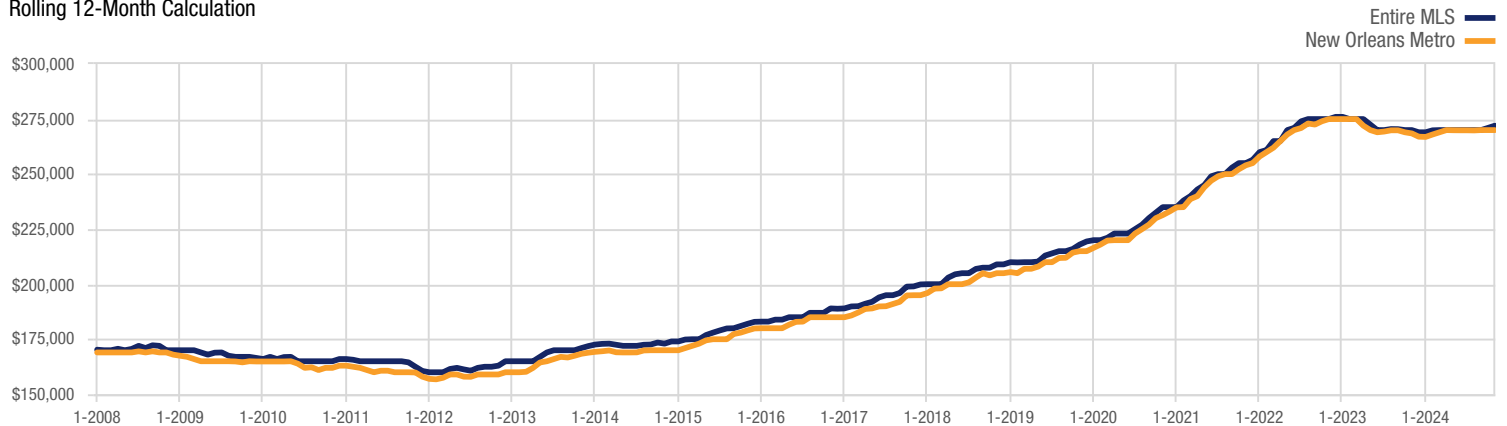


### Closed Sales



### 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.