

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area increased 2.5 percent to 2,019. Pending Sales increased 29.2 percent to 1,342. Inventory decreased 5.6 percent to 5,447.

Median Sales Price increased 3.4 percent from \$270,000 to \$279,234. Days on Market increased 17.1 percent to 82. Months Supply of Inventory decreased 12.9 percent to 5.4.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Monthly Snapshot

+ 17.0%

Change in
Closed Sales
All Properties

- 5.6%

Change in
Homes for Sale
All Properties

+ 3.4%

Change in
Median Sales Price
All Properties

Residential activity in Jefferson Parish, Tangipahoa Parish, Orleans Parish, Plaquemines Parish, St. Bernard Parish, St. Charles Parish, St. James Parish, St. John Parish, St. Tammany Parish, and Washington Parish. Percent changes are calculated using rounded figures.

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Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



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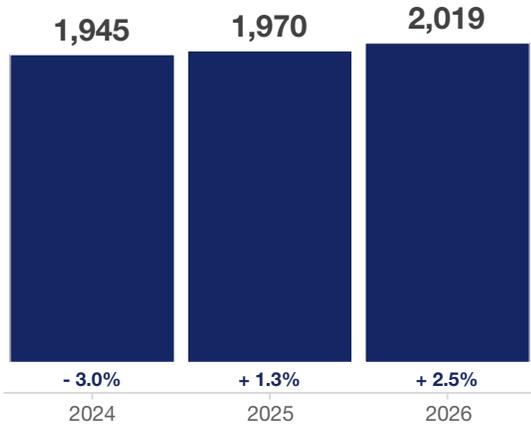
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,970	2,019	+ 2.5%	5,090	5,278	+ 3.7%
Pending Sales		1,039	1,342	+ 29.2%	2,734	3,221	+ 17.8%
Closed Sales		855	1,000	+ 17.0%	2,280	2,474	+ 8.5%
Days on Market Until Sale		70	82	+ 17.1%	72	80	+ 11.1%
Median Sales Price		\$270,000	\$279,234	+ 3.4%	\$274,918	\$280,000	+ 1.8%
Average Sales Price		\$359,410	\$371,567	+ 3.4%	\$354,602	\$370,550	+ 4.5%
Percent of List Price Received		96.6%	97.0%	+ 0.4%	96.6%	96.7%	+ 0.1%
Housing Affordability Index		108	107	- 0.9%	106	107	+ 0.9%
Inventory of Homes for Sale		5,771	5,447	- 5.6%	—	—	—
Months Supply of Inventory		6.2	5.4	- 12.9%	—	—	—

New Listings

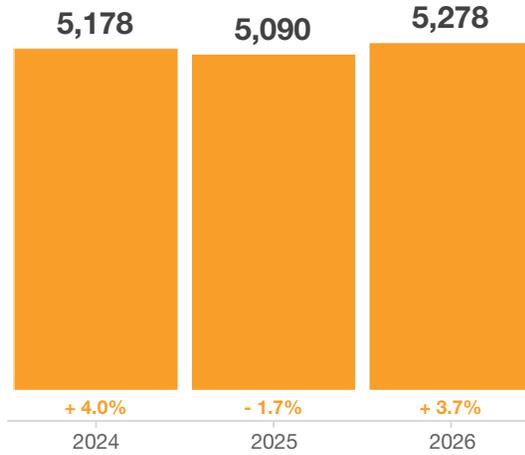
A count of the properties that have been newly listed on the market in a given month.



March

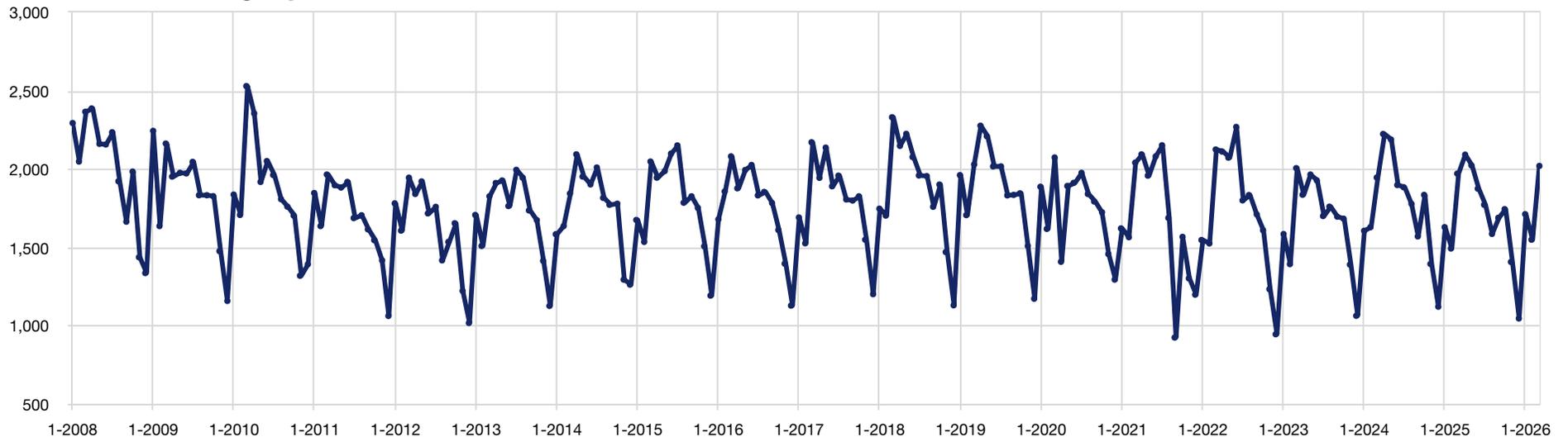


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Apr-2025	2,091	2,223	-5.9%
May-2025	2,022	2,188	-7.6%
Jun-2025	1,874	1,897	-1.2%
Jul-2025	1,771	1,883	-5.9%
Aug-2025	1,585	1,777	-10.8%
Sep-2025	1,688	1,569	+7.6%
Oct-2025	1,743	1,834	-5.0%
Nov-2025	1,406	1,393	+0.9%
Dec-2025	1,045	1,120	-6.7%
Jan-2026	1,711	1,628	+5.1%
Feb-2026	1,548	1,492	+3.8%
Mar-2026	2,019	1,970	+2.5%
12-Month Avg	1,709	1,748	-2.2%

Historical New Listings by Month

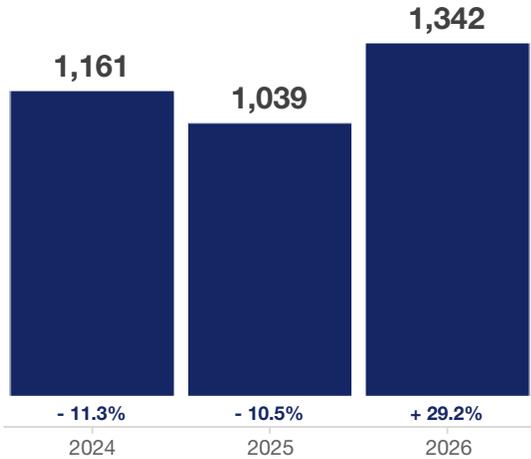


Pending Sales

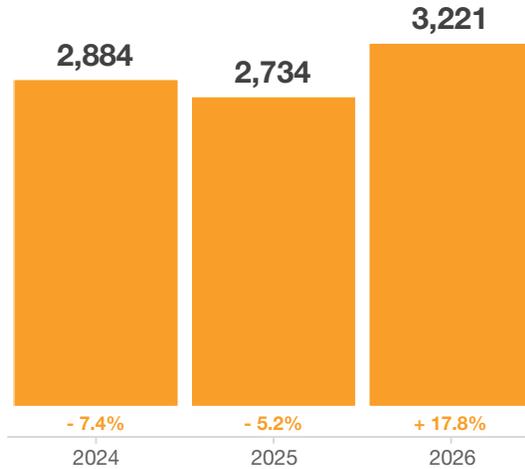
A count of the properties on which offers have been accepted in a given month.



March

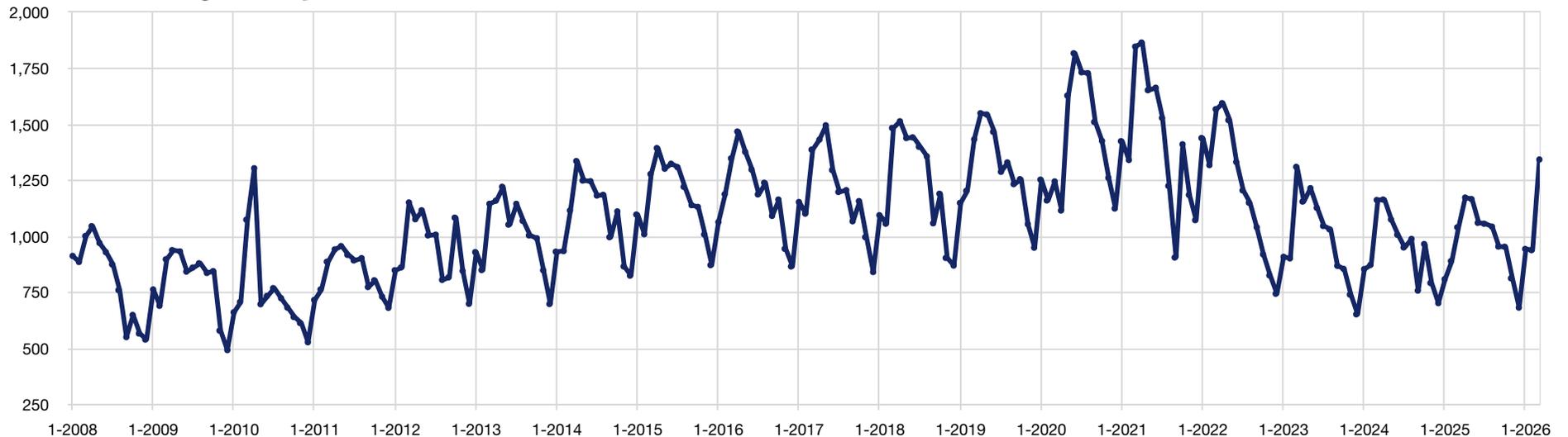


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Apr-2025	1,172	1,163	+ 0.8%
May-2025	1,165	1,074	+ 8.5%
Jun-2025	1,059	1,006	+ 5.3%
Jul-2025	1,055	949	+ 11.2%
Aug-2025	1,042	987	+ 5.6%
Sep-2025	953	756	+ 26.1%
Oct-2025	952	964	- 1.2%
Nov-2025	811	790	+ 2.7%
Dec-2025	680	700	- 2.9%
Jan-2026	942	807	+ 16.7%
Feb-2026	937	888	+ 5.5%
Mar-2026	1,342	1,039	+ 29.2%
12-Month Avg	1,009	927	+ 8.8%

Historical Pending Sales by Month

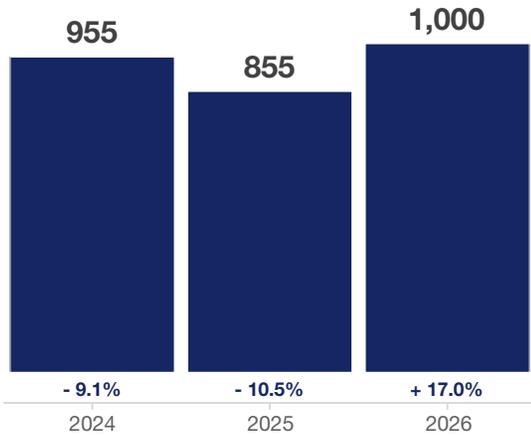


Closed Sales

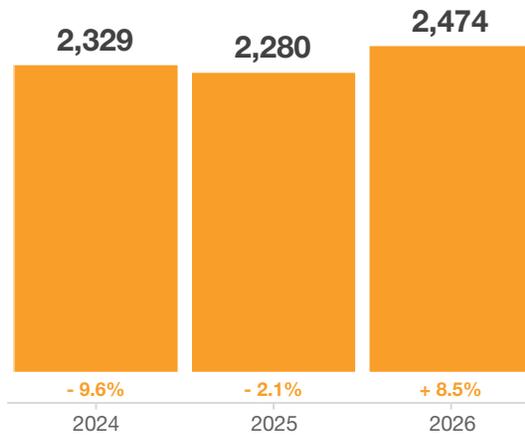
A count of the actual sales that closed in a given month.



March

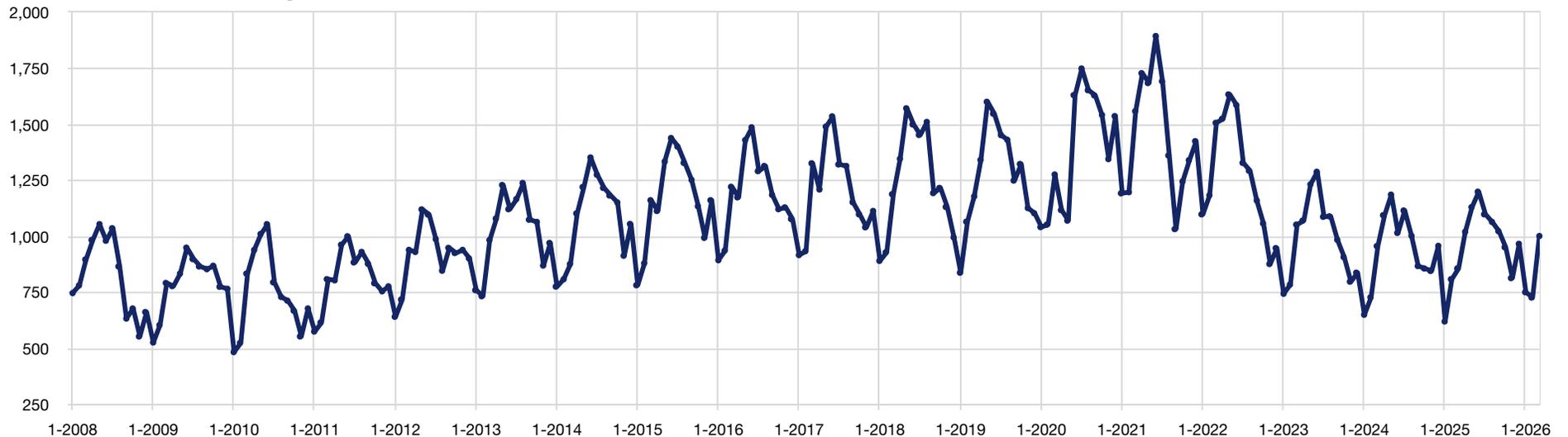


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Apr-2025	1,019	1,093	- 6.8%
May-2025	1,129	1,185	- 4.7%
Jun-2025	1,198	1,014	+ 18.1%
Jul-2025	1,097	1,114	- 1.5%
Aug-2025	1,063	1,001	+ 6.2%
Sep-2025	1,022	866	+ 18.0%
Oct-2025	950	855	+ 11.1%
Nov-2025	812	844	- 3.8%
Dec-2025	965	956	+ 0.9%
Jan-2026	749	618	+ 21.2%
Feb-2026	725	807	- 10.2%
Mar-2026	1,000	855	+ 17.0%
12-Month Avg	977	934	+ 4.6%

Historical Closed Sales by Month

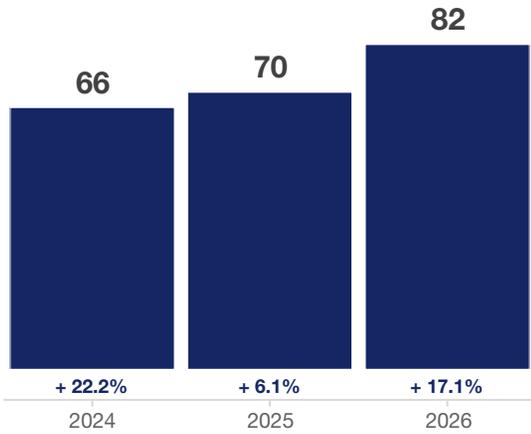


Days on Market Until Sale

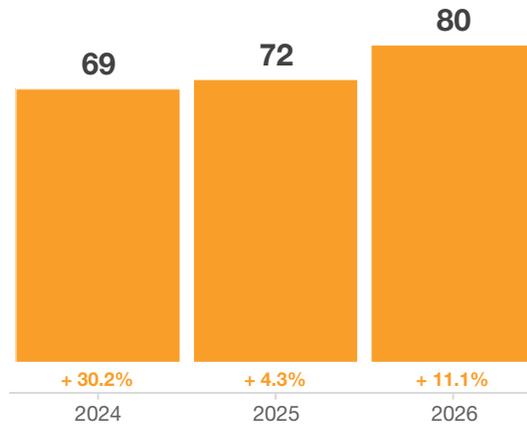
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Apr-2025	74	63	+ 17.5%
May-2025	65	60	+ 8.3%
Jun-2025	62	51	+ 21.6%
Jul-2025	65	54	+ 20.4%
Aug-2025	67	66	+ 1.5%
Sep-2025	66	56	+ 17.9%
Oct-2025	66	61	+ 8.2%
Nov-2025	61	65	- 6.2%
Dec-2025	73	67	+ 9.0%
Jan-2026	76	71	+ 7.0%
Feb-2026	82	74	+ 10.8%
Mar-2026	82	70	+ 17.1%
12-Month Avg*	69	63	+ 11.0%

* Days on Market for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



Median Sales Price

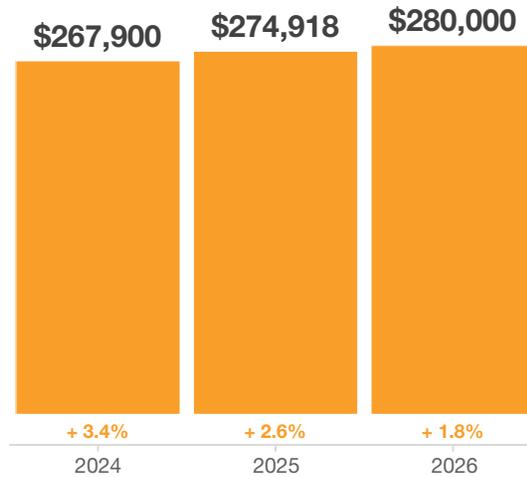
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Apr-2025	\$275,000	\$272,450	+ 0.9%
May-2025	\$284,000	\$280,000	+ 1.4%
Jun-2025	\$294,000	\$283,500	+ 3.7%
Jul-2025	\$274,625	\$275,000	- 0.1%
Aug-2025	\$275,750	\$264,000	+ 4.5%
Sep-2025	\$275,000	\$272,805	+ 0.8%
Oct-2025	\$287,500	\$270,000	+ 6.5%
Nov-2025	\$273,900	\$264,750	+ 3.5%
Dec-2025	\$287,000	\$277,825	+ 3.3%
Jan-2026	\$277,595	\$275,000	+ 0.9%
Feb-2026	\$286,000	\$275,000	+ 4.0%
Mar-2026	\$279,234	\$270,000	+ 3.4%
12-Month Avg*	\$280,000	\$274,900	+ 1.9%

* Median Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

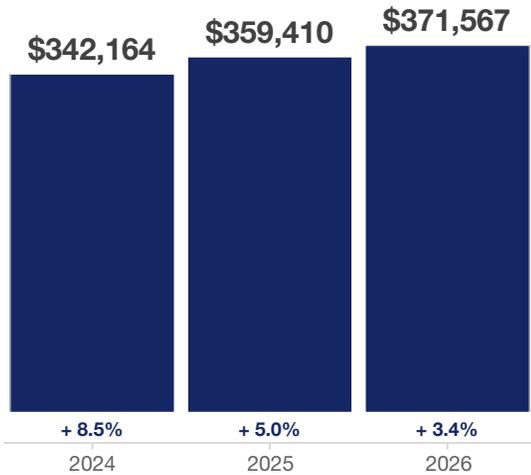


Average Sales Price

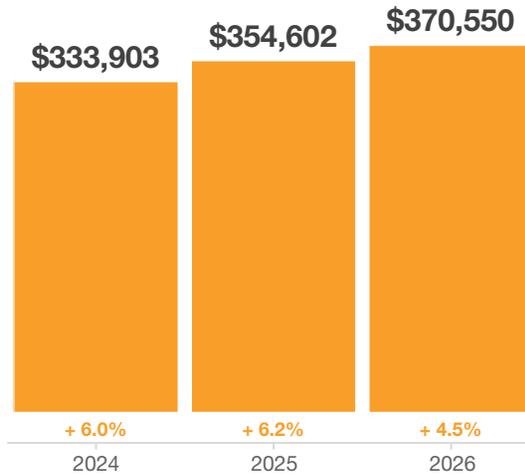
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



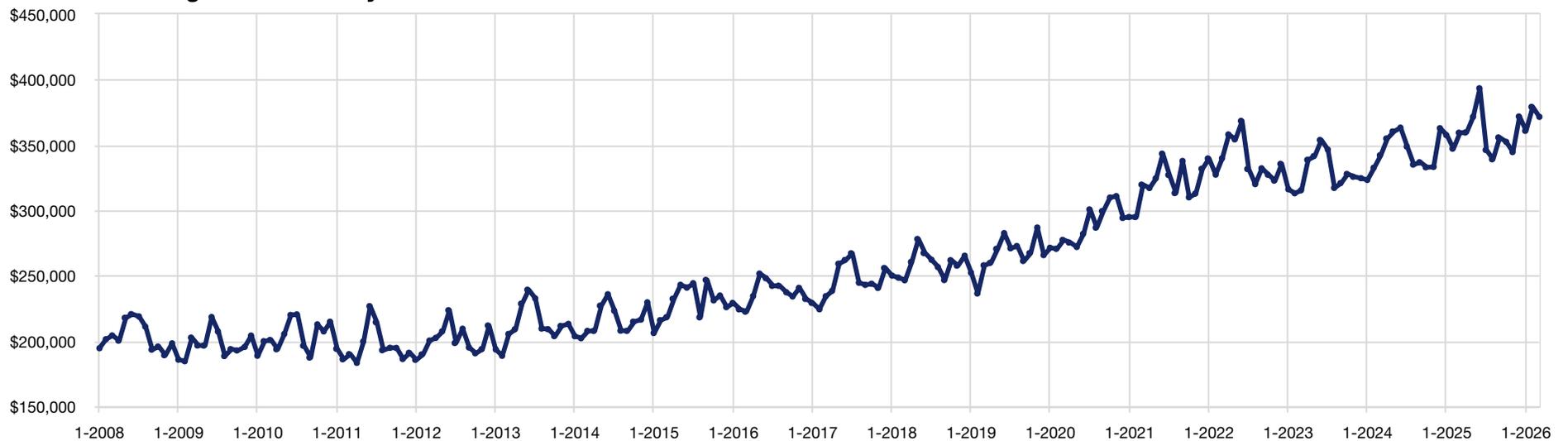
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Apr-2025	\$359,566	\$354,942	+ 1.3%
May-2025	\$371,593	\$360,354	+ 3.1%
Jun-2025	\$393,405	\$363,276	+ 8.3%
Jul-2025	\$346,216	\$348,804	- 0.7%
Aug-2025	\$339,082	\$335,030	+ 1.2%
Sep-2025	\$355,765	\$336,775	+ 5.6%
Oct-2025	\$352,389	\$332,958	+ 5.8%
Nov-2025	\$344,600	\$333,259	+ 3.4%
Dec-2025	\$371,804	\$362,861	+ 2.5%
Jan-2026	\$360,866	\$357,614	+ 0.9%
Feb-2026	\$379,163	\$347,211	+ 9.2%
Mar-2026	\$371,567	\$359,410	+ 3.4%
12-Month Avg*	\$362,451	\$349,778	+ 3.6%

* Avg. Sales Price for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

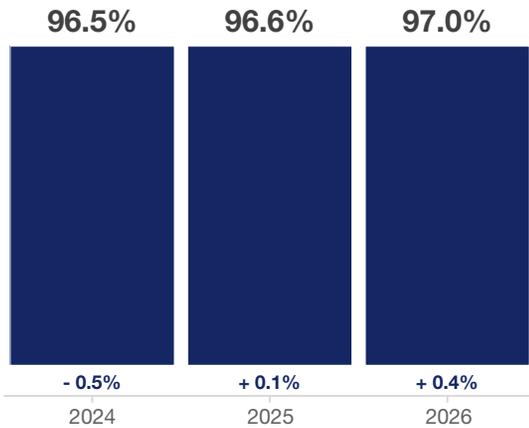


Percent of List Price Received

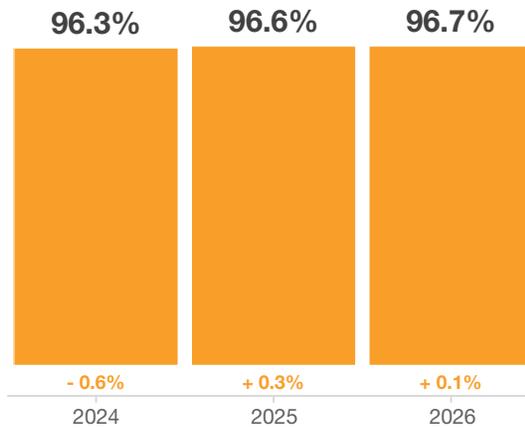
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Apr-2025	96.9%	97.0%	-0.1%
May-2025	97.0%	96.7%	+0.3%
Jun-2025	97.0%	97.0%	0.0%
Jul-2025	96.9%	97.0%	-0.1%
Aug-2025	96.5%	96.3%	+0.2%
Sep-2025	96.5%	96.5%	0.0%
Oct-2025	97.2%	96.8%	+0.4%
Nov-2025	96.4%	96.3%	+0.1%
Dec-2025	96.9%	96.6%	+0.3%
Jan-2026	96.6%	96.7%	-0.1%
Feb-2026	96.3%	96.5%	-0.2%
Mar-2026	97.0%	96.6%	+0.4%
12-Month Avg*	96.8%	96.7%	+0.1%

* Pct. of List Price Received for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



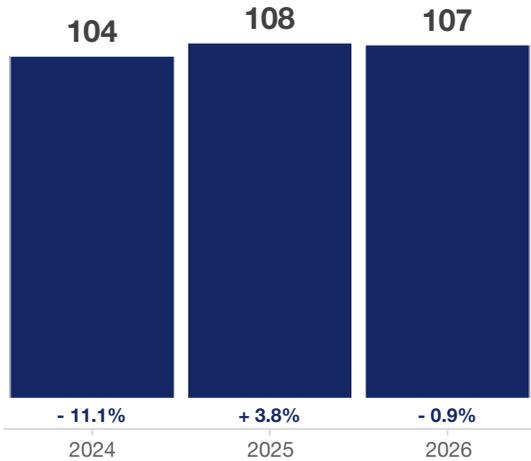
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

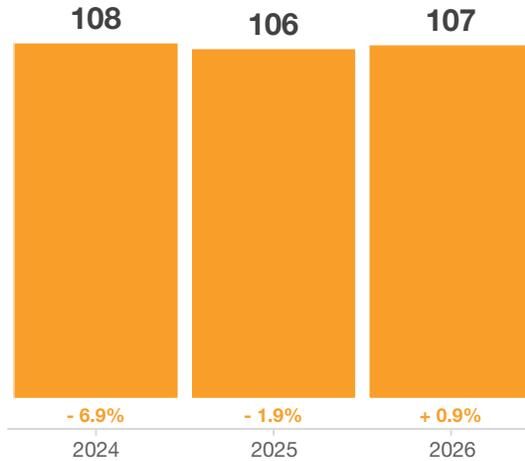


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March



Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Apr-2025	105	103	+ 1.9%
May-2025	101	101	0.0%
Jun-2025	99	101	- 2.0%
Jul-2025	106	105	+ 1.0%
Aug-2025	107	114	- 6.1%
Sep-2025	110	113	- 2.7%
Oct-2025	106	109	- 2.8%
Nov-2025	111	109	+ 1.8%
Dec-2025	106	104	+ 1.9%
Jan-2026	111	104	+ 6.7%
Feb-2026	108	105	+ 2.9%
Mar-2026	107	108	- 0.9%
12-Month Avg	106	106	0.0%

Historical Housing Affordability Index by Month

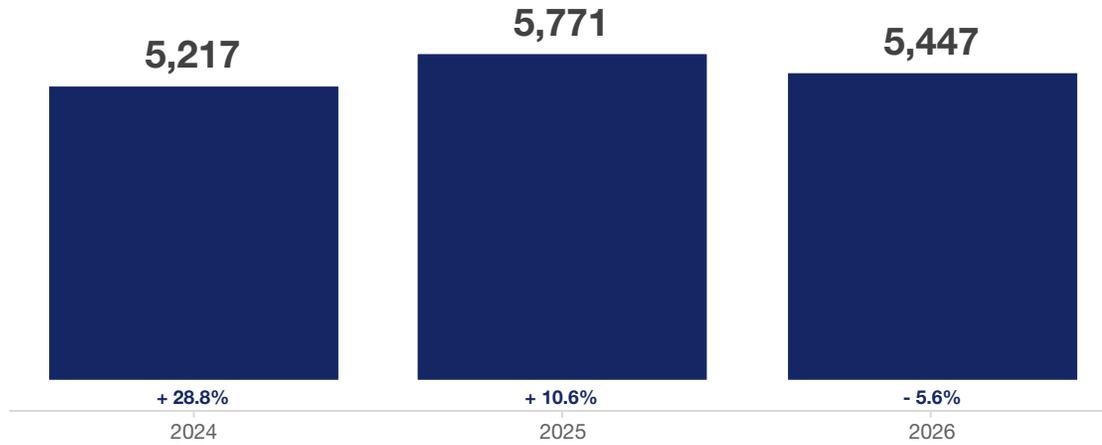


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.



March



	Homes for Sale	Prior Year	Year-Over-Year Change
Apr-2025	5,974	5,629	+ 6.1%
May-2025	6,077	5,857	+ 3.8%
Jun-2025	6,103	6,074	+ 0.5%
Jul-2025	5,977	6,244	- 4.3%
Aug-2025	5,776	6,180	- 6.5%
Sep-2025	5,813	6,235	- 6.8%
Oct-2025	5,841	6,213	- 6.0%
Nov-2025	5,780	6,036	- 4.2%
Dec-2025	5,293	5,588	- 5.3%
Jan-2026	5,406	5,613	- 3.7%
Feb-2026	5,448	5,561	- 2.0%
Mar-2026	5,447	5,771	- 5.6%
12-Month Avg	5,745	5,917	- 2.9%

Historical Inventory of Homes for Sale by Month

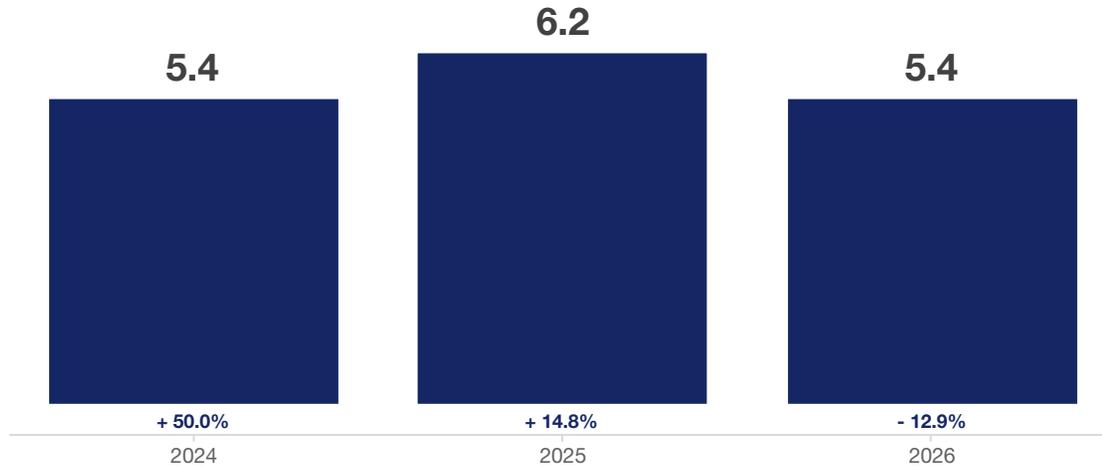


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



March



Months Supply	Prior Year	Year-Over-Year Change	
Apr-2025	6.4	5.8	+ 10.3%
May-2025	6.5	6.1	+ 6.6%
Jun-2025	6.5	6.4	+ 1.6%
Jul-2025	6.3	6.7	- 6.0%
Aug-2025	6.1	6.6	- 7.6%
Sep-2025	6.0	6.8	- 11.8%
Oct-2025	6.0	6.7	- 10.4%
Nov-2025	6.0	6.5	- 7.7%
Dec-2025	5.5	5.9	- 6.8%
Jan-2026	5.5	6.0	- 8.3%
Feb-2026	5.5	5.9	- 6.8%
Mar-2026	5.4	6.2	- 12.9%
12-Month Avg*	6.0	6.3	- 5.4%

* Months Supply for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

