

# Monthly Indicators



## May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 10.4 percent to 1,813. Pending Sales increased 6.3 percent to 1,238. Inventory decreased 4.9 percent to 5,784.

Median Sales Price increased 2.1 percent from \$284,000 to \$290,000. Days on Market decreased 4.6 percent to 62. Months Supply of Inventory decreased 12.3 percent to 5.7.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Monthly Snapshot

**+ 5.5%**

Change in  
**Closed Sales**  
All Properties

**- 4.9%**

Change in  
**Homes for Sale**  
All Properties

**+ 2.1%**

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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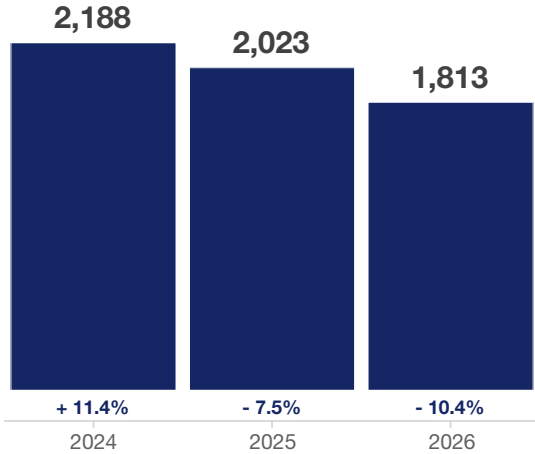
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,023	<b>1,813</b>	- 10.4%	9,204	<b>9,289</b>	+ 0.9%
<b>Pending Sales</b>		1,165	<b>1,238</b>	+ 6.3%	5,069	<b>5,632</b>	+ 11.1%
<b>Closed Sales</b>		1,129	<b>1,191</b>	+ 5.5%	4,428	<b>4,811</b>	+ 8.6%
<b>Days on Market Until Sale</b>		65	<b>62</b>	- 4.6%	71	<b>72</b>	+ 1.4%
<b>Median Sales Price</b>		\$284,000	<b>\$290,000</b>	+ 2.1%	\$275,000	<b>\$285,000</b>	+ 3.6%
<b>Average Sales Price</b>		\$371,593	<b>\$371,675</b>	+ 0.0%	\$360,076	<b>\$372,098</b>	+ 3.3%
<b>Percent of List Price Received</b>		97.0%	<b>97.1%</b>	+ 0.1%	96.8%	<b>96.9%</b>	+ 0.1%
<b>Housing Affordability Index</b>		101	<b>102</b>	+ 1.0%	104	<b>104</b>	0.0%
<b>Inventory of Homes for Sale</b>		6,081	<b>5,784</b>	- 4.9%	—	—	—
<b>Months Supply of Inventory</b>		6.5	<b>5.7</b>	- 12.3%	—	—	—

# New Listings

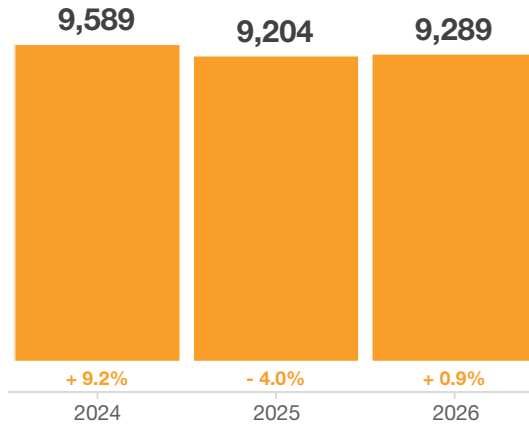
A count of the properties that have been newly listed on the market in a given month.



## May

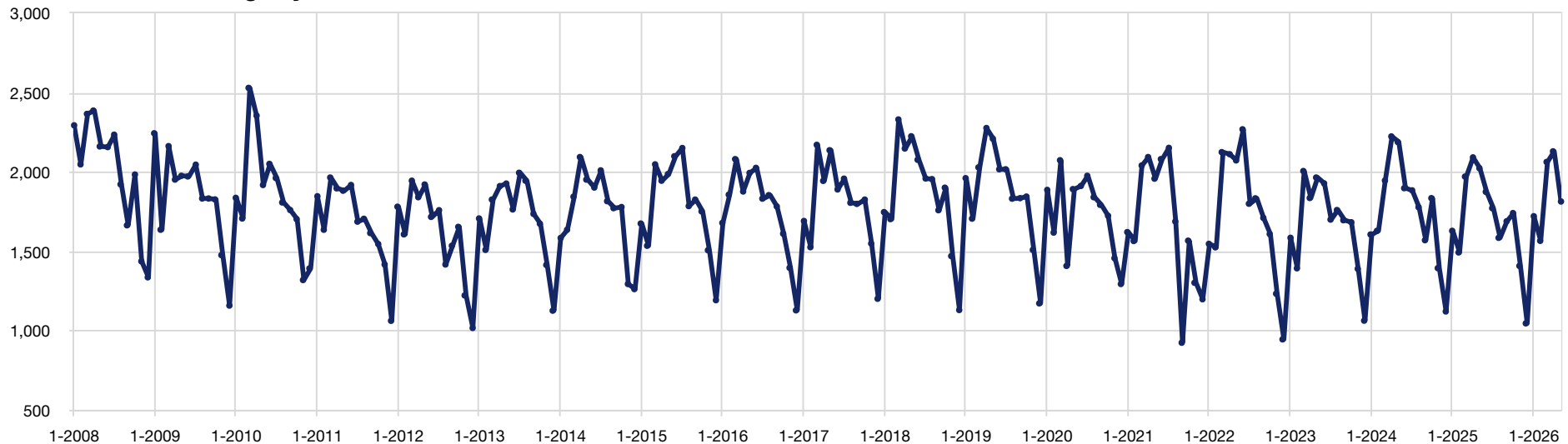


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Jun-2025	1,874	1,897	- 1.2%
Jul-2025	1,771	1,883	- 5.9%
Aug-2025	1,584	1,777	- 10.9%
Sep-2025	1,688	1,569	+ 7.6%
Oct-2025	1,740	1,834	- 5.1%
Nov-2025	1,407	1,393	+ 1.0%
Dec-2025	1,045	1,120	- 6.7%
Jan-2026	1,720	1,628	+ 5.7%
Feb-2026	1,565	1,492	+ 4.9%
Mar-2026	2,062	1,970	+ 4.7%
Apr-2026	2,129	2,091	+ 1.8%
<b>May-2026</b>	<b>1,813</b>	<b>2,023</b>	<b>- 10.4%</b>
12-Month Avg	1,700	1,723	- 1.3%

## Historical New Listings by Month

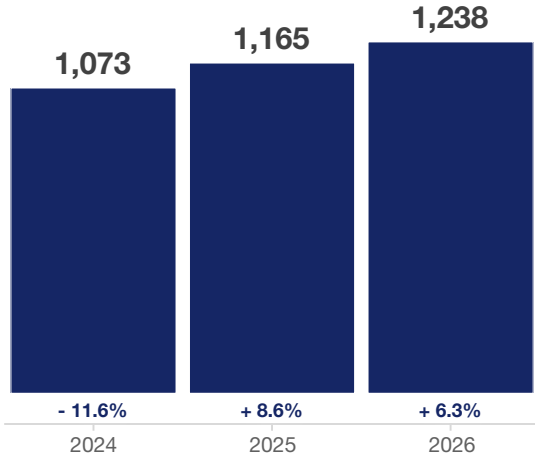


# Pending Sales

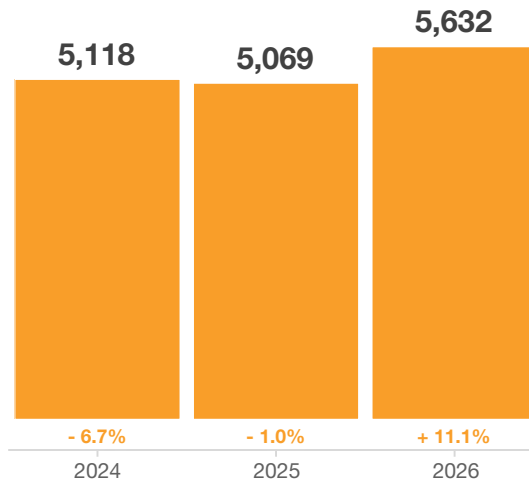
A count of the properties on which offers have been accepted in a given month.



## May

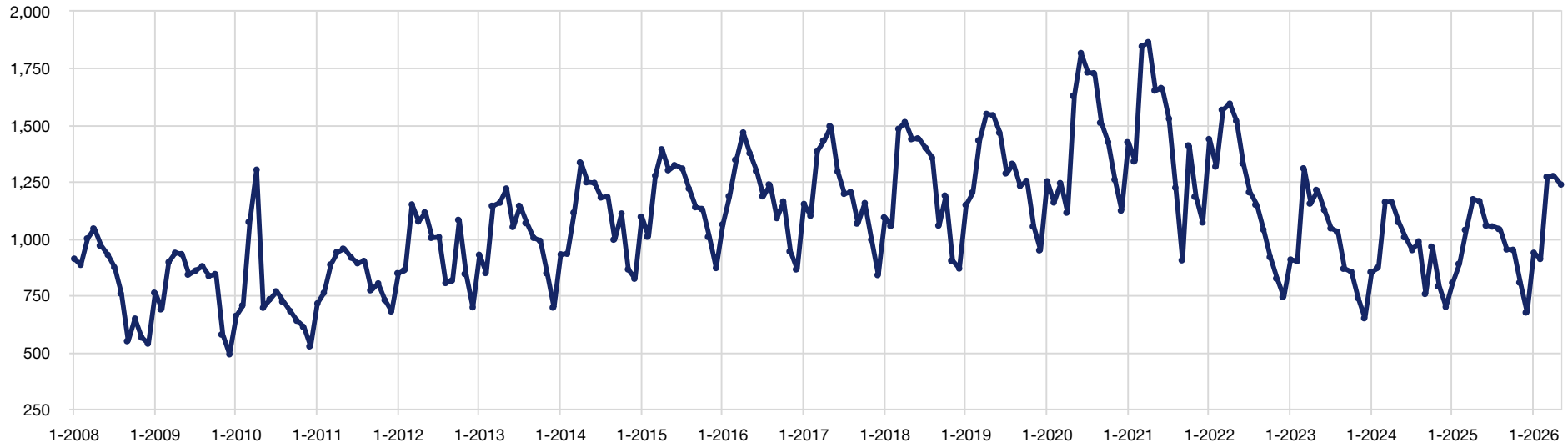


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Jun-2025	1,057	1,006	+ 5.1%
Jul-2025	1,053	949	+ 11.0%
Aug-2025	1,042	987	+ 5.6%
Sep-2025	952	756	+ 25.9%
Oct-2025	950	964	- 1.5%
Nov-2025	806	790	+ 2.0%
Dec-2025	674	699	- 3.6%
Jan-2026	937	805	+ 16.4%
Feb-2026	910	888	+ 2.5%
Mar-2026	1,272	1,038	+ 22.5%
Apr-2026	1,275	1,173	+ 8.7%
<b>May-2026</b>	<b>1,238</b>	<b>1,165</b>	<b>+ 6.3%</b>
12-Month Avg	1,014	935	+ 8.4%

## Historical Pending Sales by Month

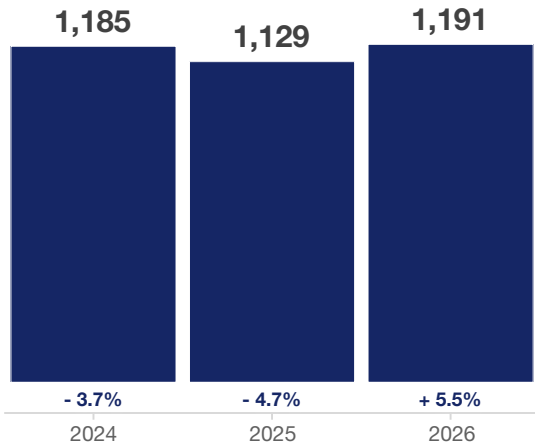


# Closed Sales

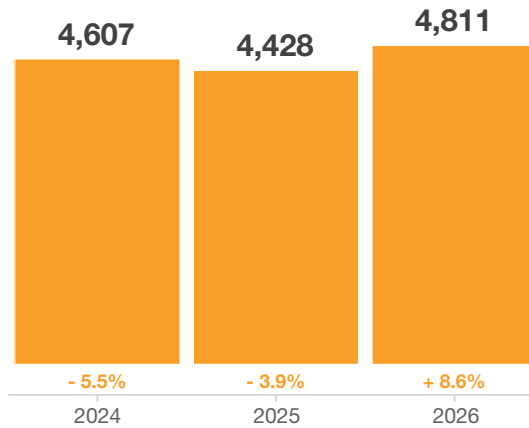
A count of the actual sales that closed in a given month.



## May

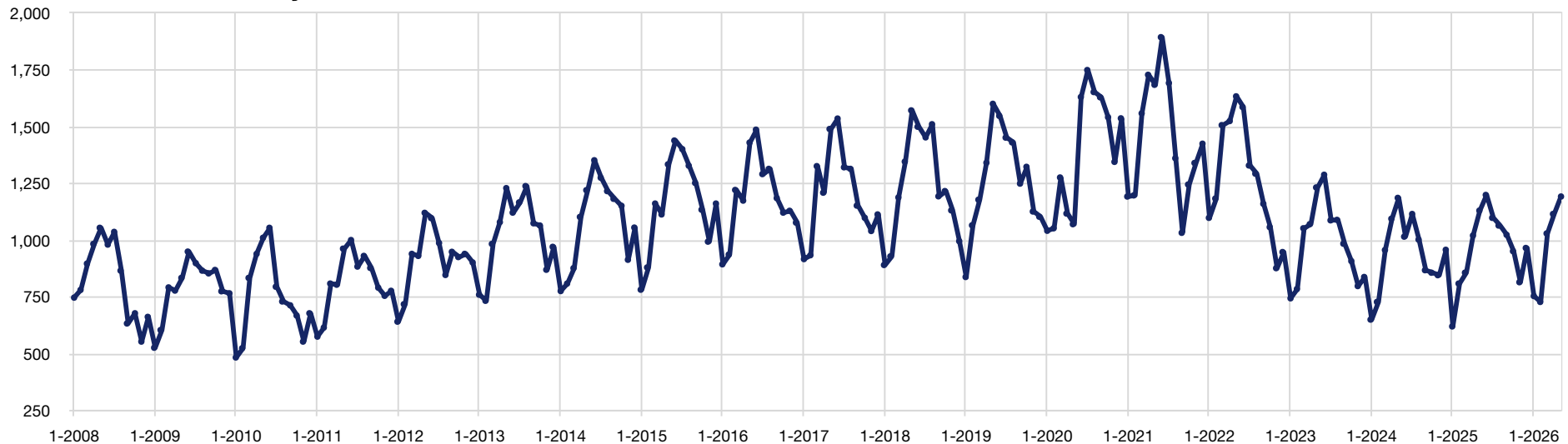


## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
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	813	844	- 3.7%
Dec-2025	964	956	+ 0.8%
Jan-2026	752	618	+ 21.7%
Feb-2026	726	807	- 10.0%
Mar-2026	1,028	855	+ 20.2%
Apr-2026	1,114	1,019	+ 9.3%
<b>May-2026</b>	<b>1,191</b>	<b>1,129</b>	<b>+ 5.5%</b>
12-Month Avg	993	923	+ 7.6%

## Historical Closed Sales by Month

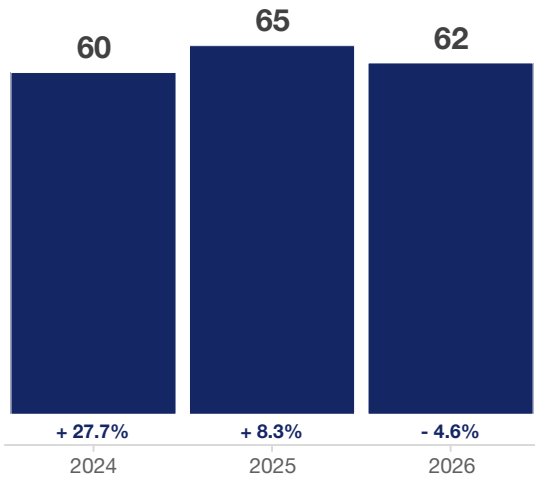


# Days on Market Until Sale

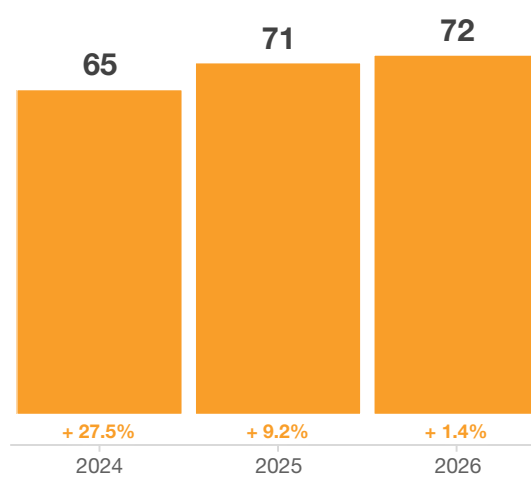
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
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	75	71	+ 5.6%
Feb-2026	82	74	+ 10.8%
Mar-2026	81	70	+ 15.7%
Apr-2026	66	74	- 10.8%
<b>May-2026</b>	<b>62</b>	<b>65</b>	<b>- 4.6%</b>
12-Month Avg*	68	64	+ 6.7%

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

## Historical Days on Market Until Sale by Month



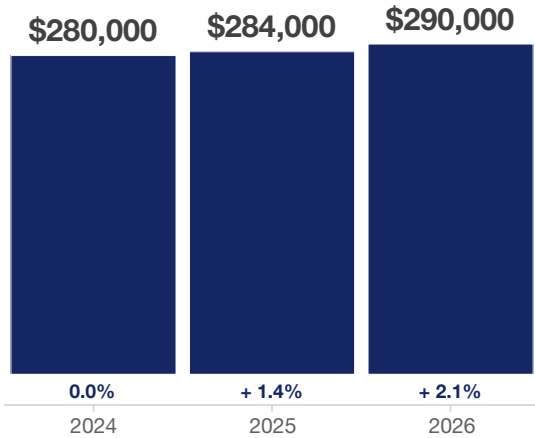
# Median Sales Price

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

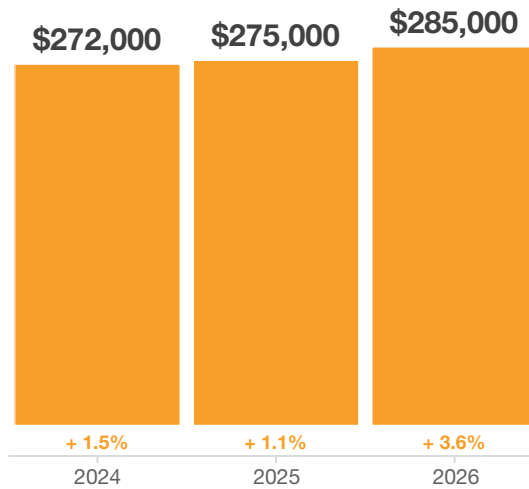


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## May



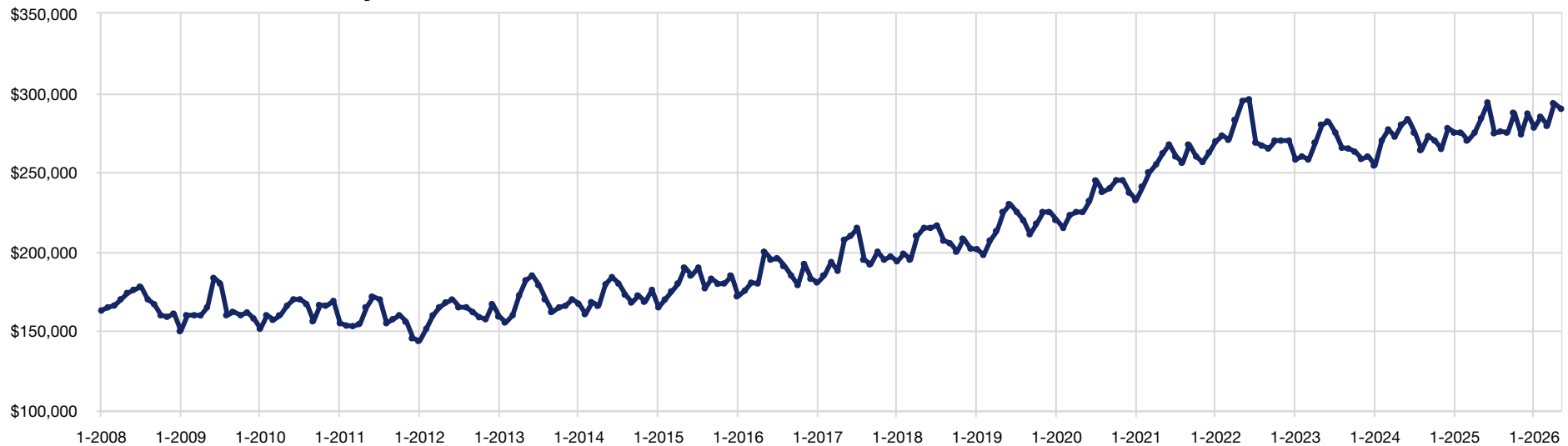
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$278,190	\$275,000	+ 1.2%
Feb-2026	\$285,000	\$275,000	+ 3.6%
Mar-2026	\$279,234	\$270,000	+ 3.4%
Apr-2026	\$293,495	\$275,000	+ 6.7%
<b>May-2026</b>	<b>\$290,000</b>	<b>\$284,000</b>	<b>+ 2.1%</b>
12-Month Avg*	\$282,500	\$275,000	+ 2.7%

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

## Historical Median Sales Price by Month

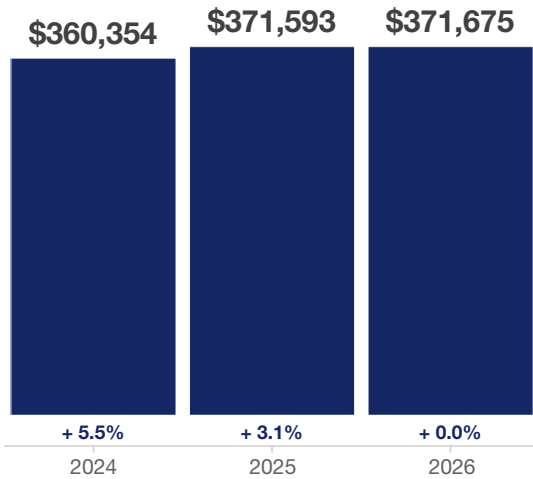


# Average Sales Price

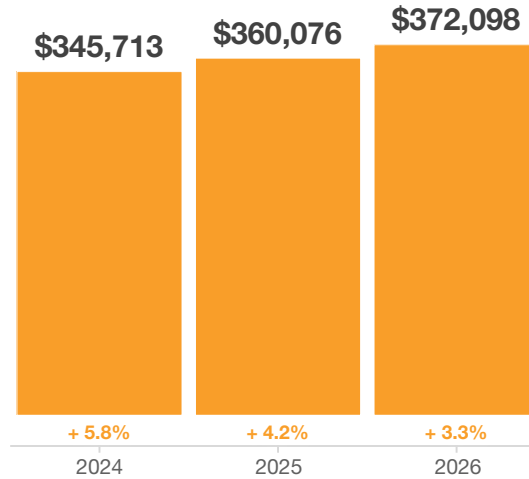
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



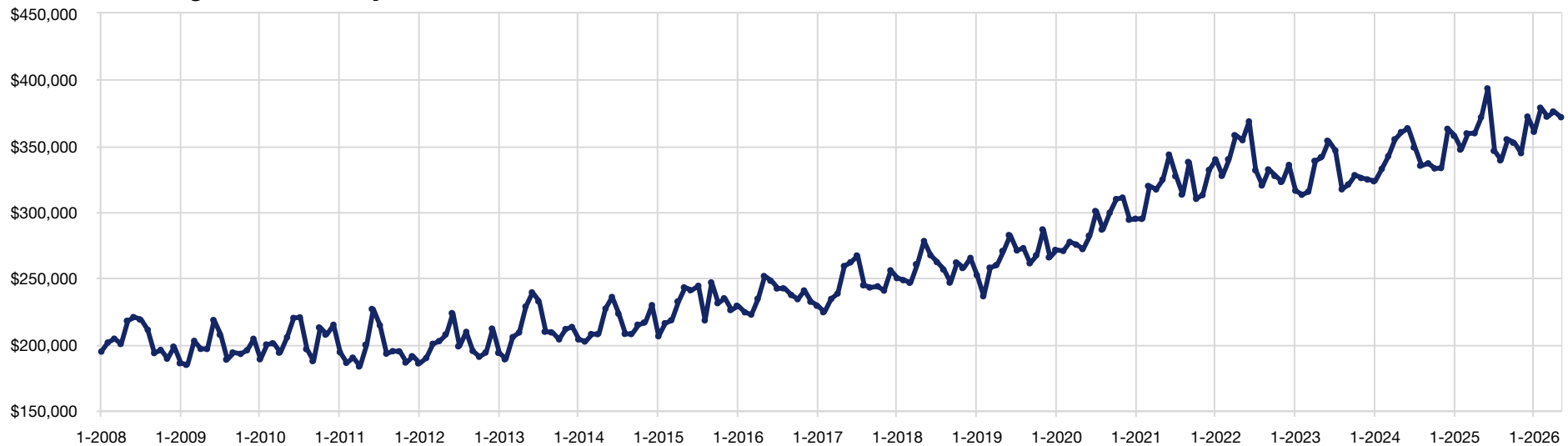
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$354,911	\$336,775	+ 5.4%
Oct-2025	\$352,389	\$332,958	+ 5.8%
Nov-2025	\$344,508	\$333,259	+ 3.4%
Dec-2025	\$372,102	\$362,861	+ 2.5%
Jan-2026	\$360,669	\$357,614	+ 0.9%
Feb-2026	\$378,807	\$347,211	+ 9.1%
Mar-2026	\$372,099	\$359,410	+ 3.5%
Apr-2026	\$375,899	\$359,566	+ 4.5%
<b>May-2026</b>	<b>\$371,675</b>	<b>\$371,593</b>	<b>+ 0.0%</b>
12-Month Avg*	\$363,983	\$351,263	+ 3.6%

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

## Historical Average Sales Price by Month

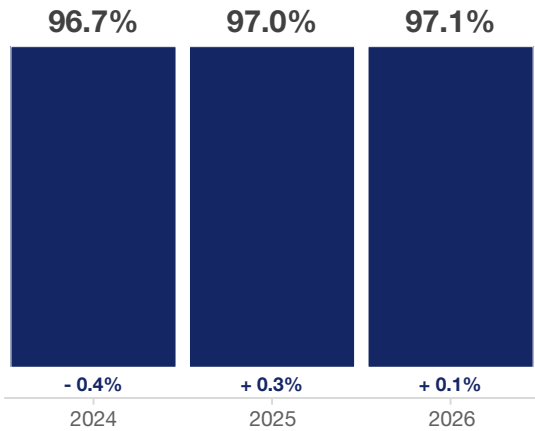


# Percent of List Price Received

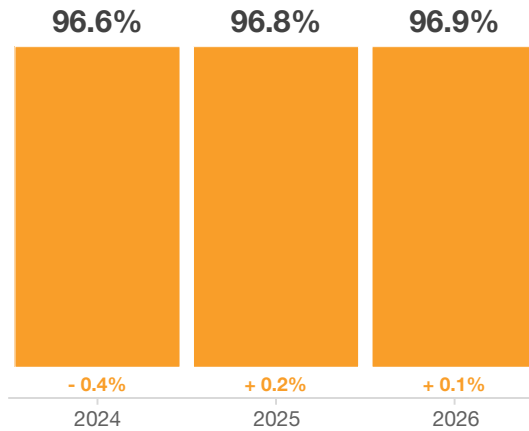
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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	96.4%	96.5%	- 0.1%
Mar-2026	97.0%	96.6%	+ 0.4%
Apr-2026	97.2%	96.9%	+ 0.3%
<b>May-2026</b>	<b>97.1%</b>	<b>97.0%</b>	<b>+ 0.1%</b>
12-Month Avg*	96.8%	96.7%	+ 0.1%

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

## Historical Percent of List Price Received by Month

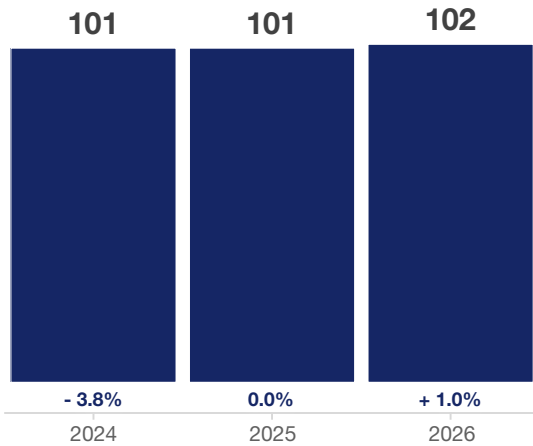


# Housing Affordability Index

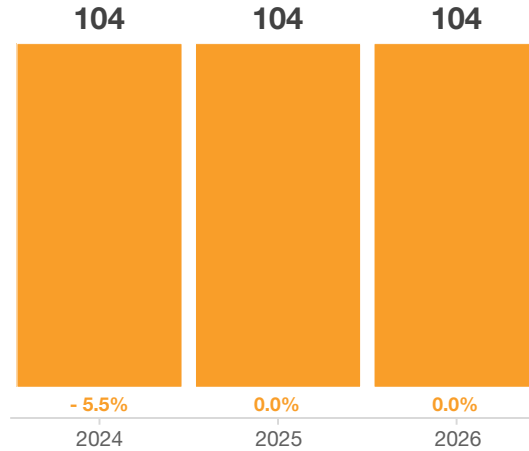
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

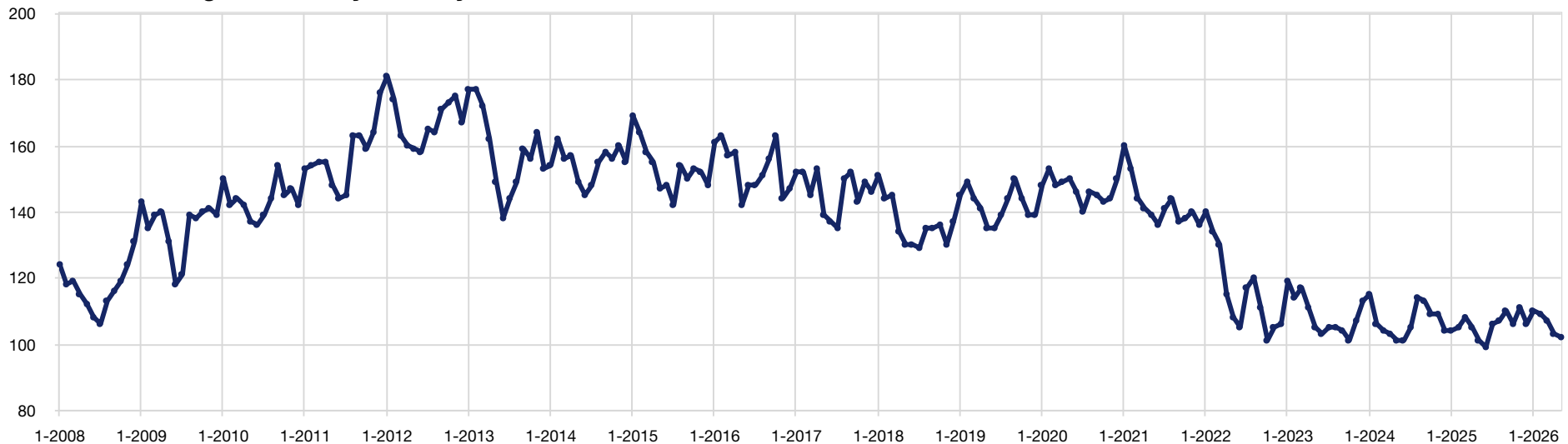


## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	110	104	+5.8%
Feb-2026	109	105	+3.8%
Mar-2026	107	108	-0.9%
Apr-2026	103	105	-1.9%
<b>May-2026</b>	<b>102</b>	<b>101</b>	<b>+1.0%</b>
12-Month Avg	106	107	-0.9%

## Historical Housing Affordability Index by Month

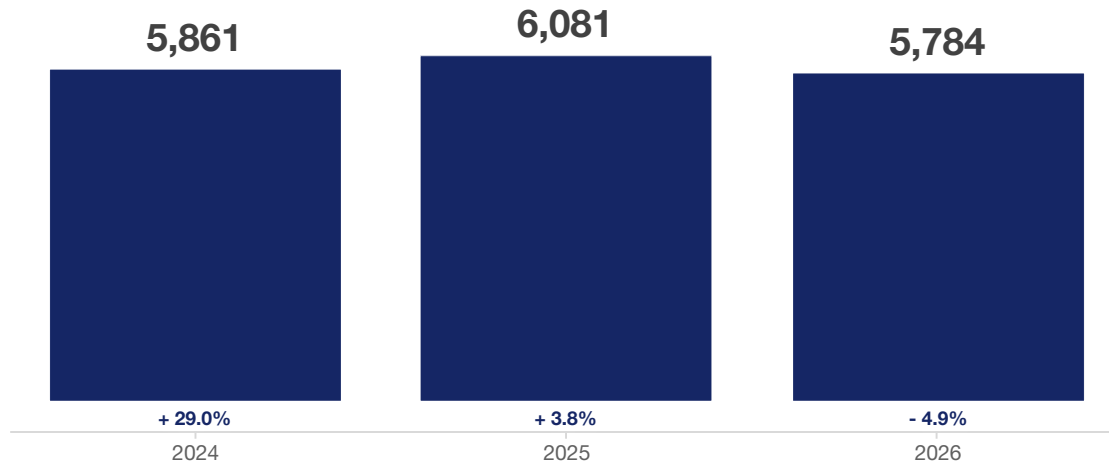


# Inventory of Homes for Sale

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



## May



	Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2025	6,107	6,077	+ 0.5%
Jul-2025	5,984	6,246	- 4.2%
Aug-2025	5,782	6,182	- 6.5%
Sep-2025	5,819	6,237	- 6.7%
Oct-2025	5,846	6,215	- 5.9%
Nov-2025	5,791	6,038	- 4.1%
Dec-2025	5,315	5,590	- 4.9%
Jan-2026	5,445	5,617	- 3.1%
Feb-2026	5,528	5,565	- 0.7%
Mar-2026	5,649	5,775	- 2.2%
Apr-2026	5,840	5,977	- 2.3%
<b>May-2026</b>	<b>5,784</b>	<b>6,081</b>	<b>- 4.9%</b>
12-Month Avg	5,741	5,967	- 3.8%

## Historical Inventory of Homes for Sale by Month

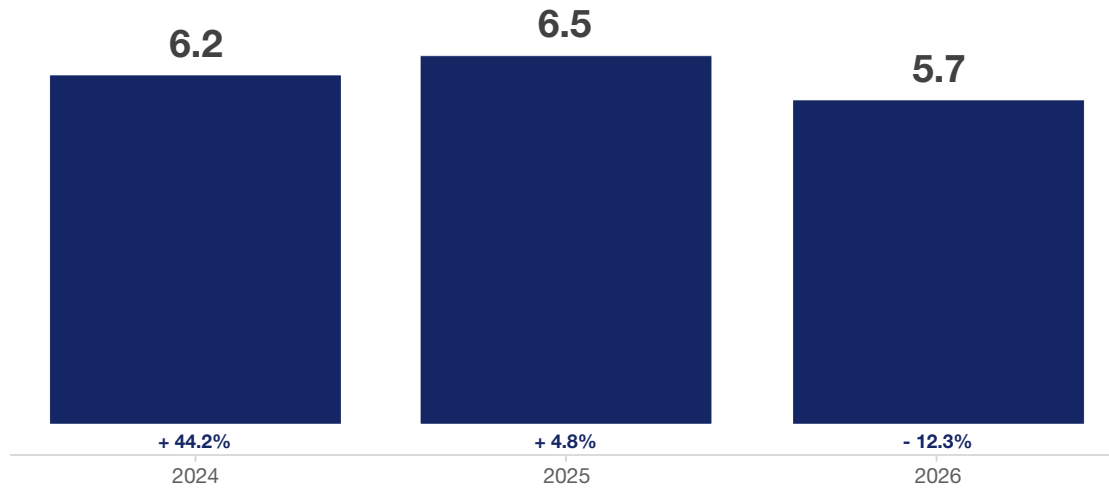


# Months Supply of Inventory

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.



## May



Months Supply	Prior Year	Year-Over-Year Change
Jun-2025	6.5	0.0%
Jul-2025	6.3	- 6.0%
Aug-2025	6.1	- 7.6%
Sep-2025	6.0	- 11.8%
Oct-2025	6.0	- 10.4%
Nov-2025	6.0	- 7.7%
Dec-2025	5.5	- 8.3%
Jan-2026	5.6	- 6.7%
Feb-2026	5.6	- 5.1%
Mar-2026	5.7	- 8.1%
Apr-2026	5.8	- 9.4%
<b>May-2026</b>	<b>5.7</b>	<b>- 12.3%</b>
12-Month Avg*	5.9	- 7.8%

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

## Historical Months Supply of Inventory by Month

