

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 7.5 percent to 1,688. Pending Sales increased 21.2 percent to 1,116. Inventory decreased 7.9 percent to 5,632.

Median Sales Price increased 0.4 percent from \$275,078 to \$276,065. Days on Market increased 18.5 percent to 64. Months Supply of Inventory decreased 10.4 percent to 6.0.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Monthly Snapshot

- 4.7%	- 7.9%	+ 0.4%
Change in Closed Sales All Properties	Change in Homes for Sale All Properties	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.



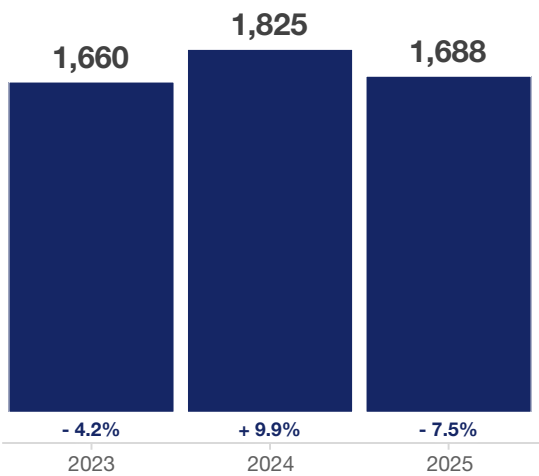
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Key Metrics	Historical Sparkbars	7-2024	7-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,825	1,688	- 7.5%	13,034	12,398	- 4.9%
Pending Sales		921	1,116	+ 21.2%	6,898	7,121	+ 3.2%
Closed Sales		1,084	1,033	- 4.7%	6,564	6,475	- 1.4%
Days on Market Until Sale		54	64	+ 18.5%	61	68	+ 11.5%
Median Sales Price		\$275,078	\$276,065	+ 0.4%	\$275,000	\$280,000	+ 1.8%
Average Sales Price		\$350,945	\$351,347	+ 0.1%	\$351,833	\$368,037	+ 4.6%
Percent of List Price Received		97.0%	96.9%	- 0.1%	96.7%	96.8%	+ 0.1%
Housing Affordability Index		101	101	0.0%	101	100	- 1.0%
Inventory of Homes for Sale		6,116	5,632	- 7.9%	—	—	—
Months Supply of Inventory		6.7	6.0	- 10.4%	—	—	—

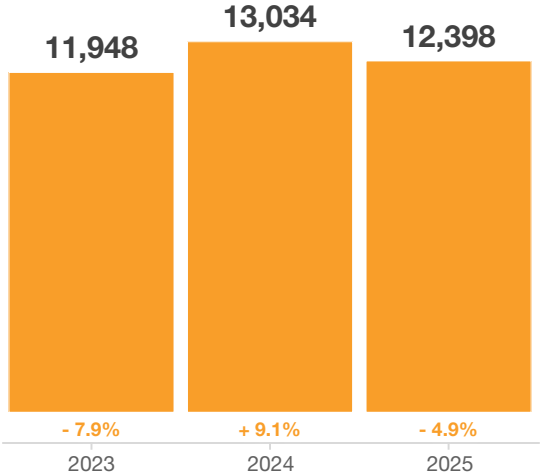
New Listings

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

July

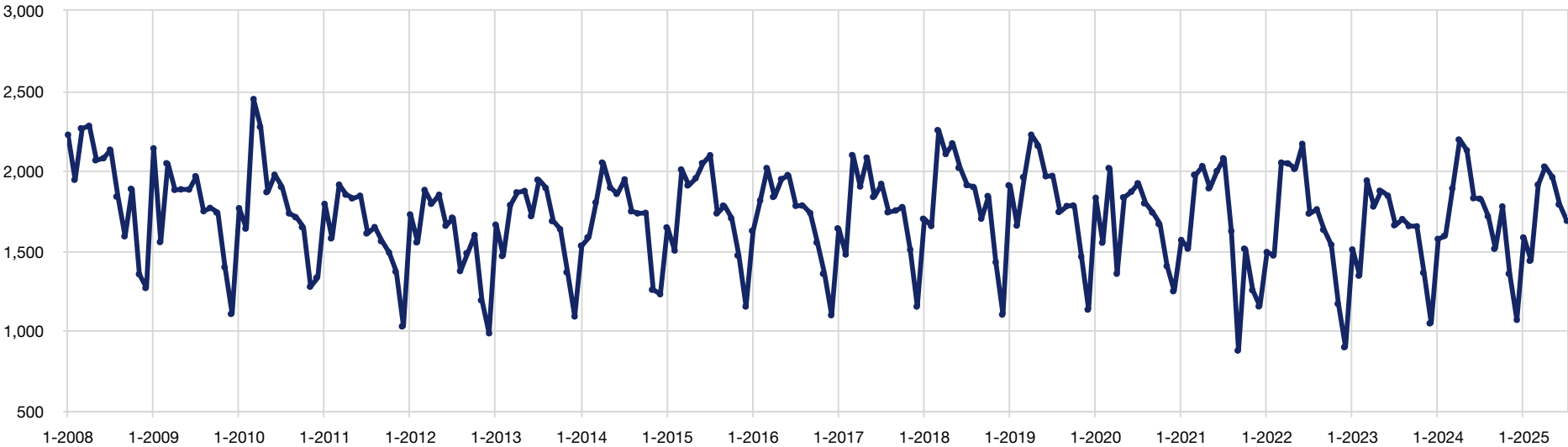


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Aug-2024	1,716	1,698	+ 1.1%
Sep-2024	1,513	1,655	- 8.6%
Oct-2024	1,777	1,653	+ 7.5%
Nov-2024	1,357	1,363	- 0.4%
Dec-2024	1,069	1,047	+ 2.1%
Jan-2025	1,583	1,574	+ 0.6%
Feb-2025	1,438	1,593	- 9.7%
Mar-2025	1,913	1,890	+ 1.2%
Apr-2025	2,026	2,195	- 7.7%
May-2025	1,960	2,128	- 7.9%
Jun-2025	1,790	1,829	- 2.1%
Jul-2025	1,688	1,825	- 7.5%
12-Month Avg	1,653	1,704	- 3.0%

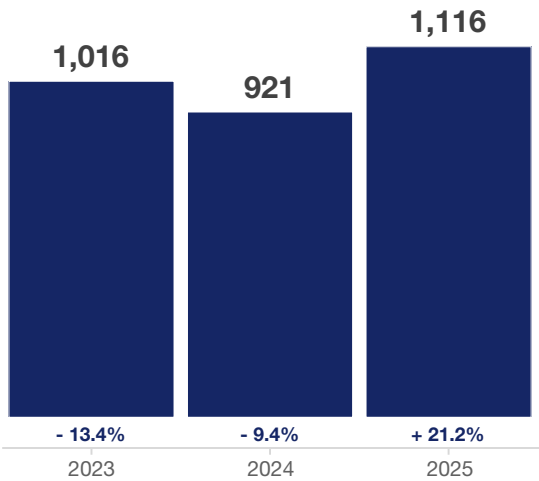
Historical New Listings by Month



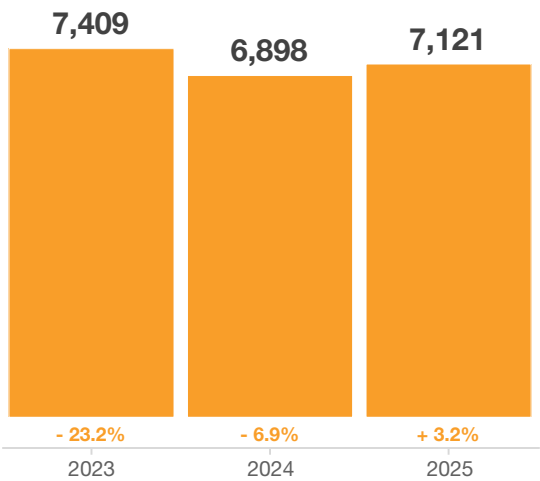
Pending Sales

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

July

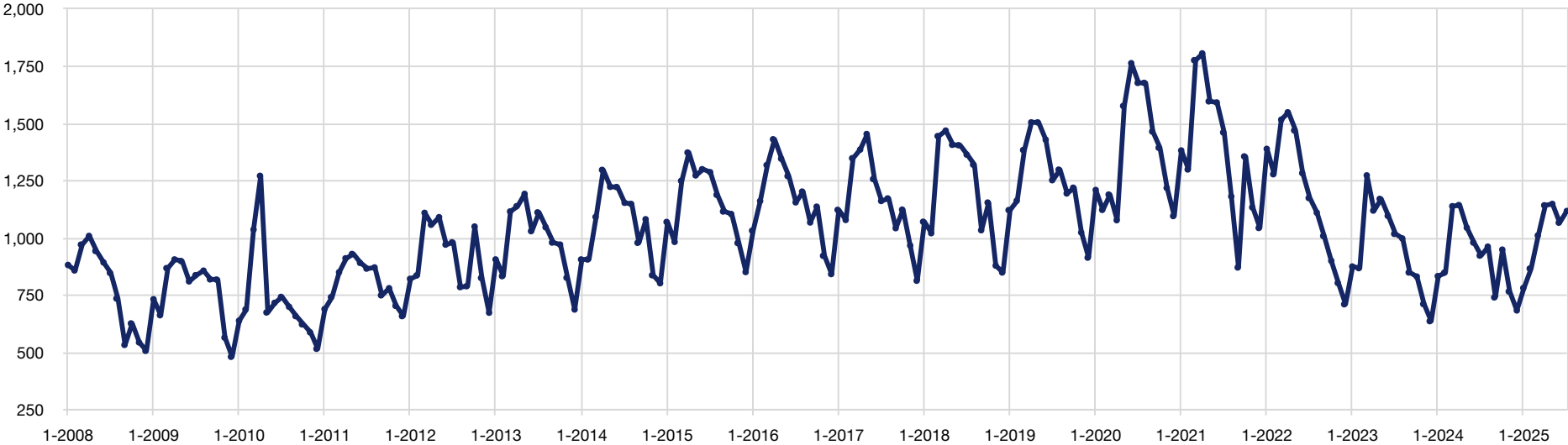


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Aug-2024	960	996 - 3.6%
Sep-2024	738	847 - 12.9%
Oct-2024	947	829 + 14.2%
Nov-2024	764	709 + 7.8%
Dec-2024	681	634 + 7.4%
Jan-2025	779	831 - 6.3%
Feb-2025	864	846 + 2.1%
Mar-2025	1,009	1,137 - 11.3%
Apr-2025	1,141	1,142 - 0.1%
May-2025	1,147	1,043 + 10.0%
Jun-2025	1,065	978 + 8.9%
Jul-2025	1,116	921 + 21.2%
12-Month Avg	934	909 + 2.8%

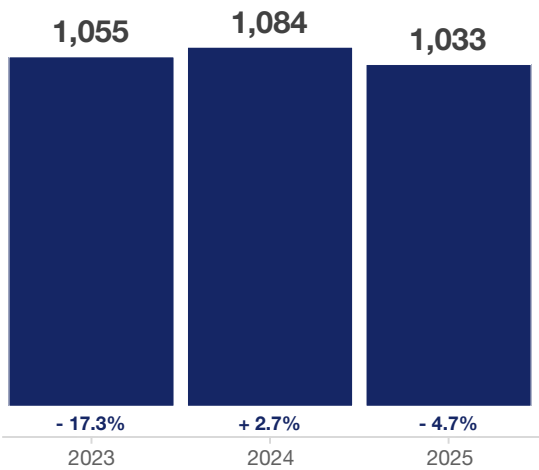
Historical Pending Sales by Month



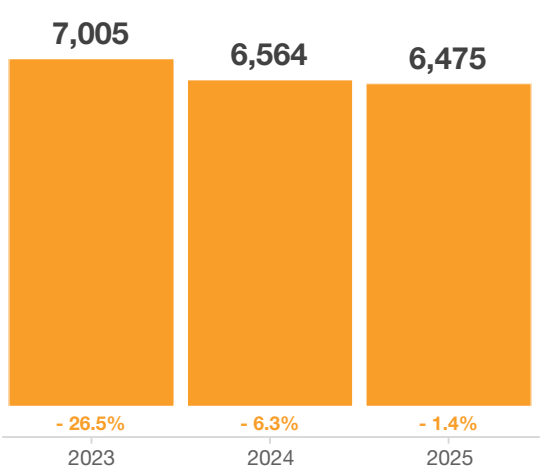
Closed Sales

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

July

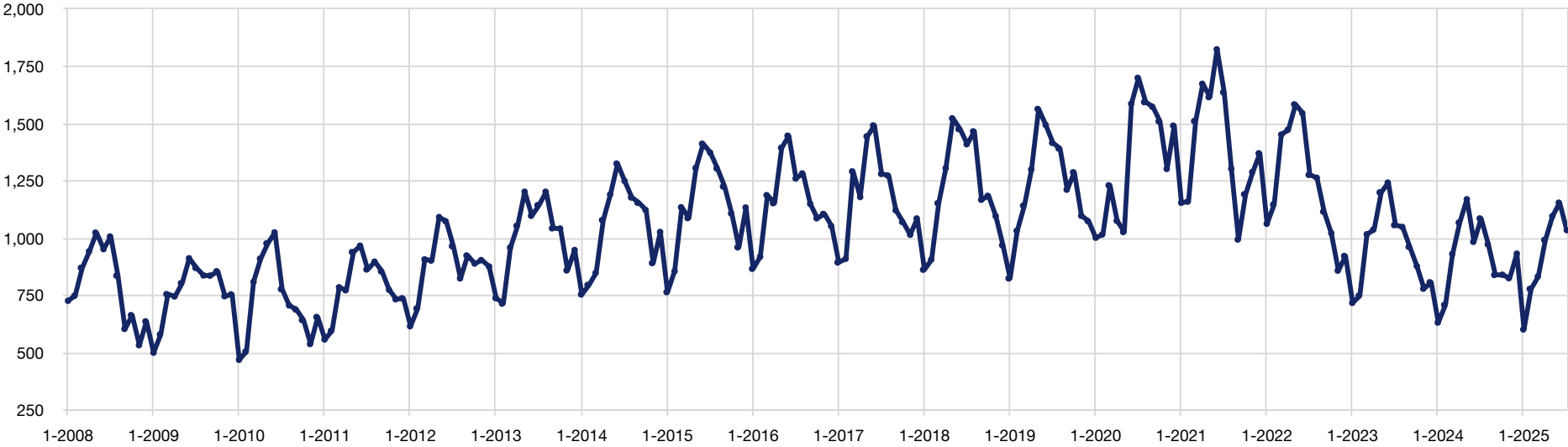


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Aug-2024	971	1,047 - 7.3%
Sep-2024	837	960 - 12.8%
Oct-2024	838	876 - 4.3%
Nov-2024	823	777 + 5.9%
Dec-2024	930	805 + 15.5%
Jan-2025	599	629 - 4.8%
Feb-2025	776	706 + 9.9%
Mar-2025	830	929 - 10.7%
Apr-2025	990	1,066 - 7.1%
May-2025	1,094	1,168 - 6.3%
Jun-2025	1,153	982 + 17.4%
Jul-2025	1,033	1,084 - 4.7%
12-Month Avg	906	919 - 1.4%

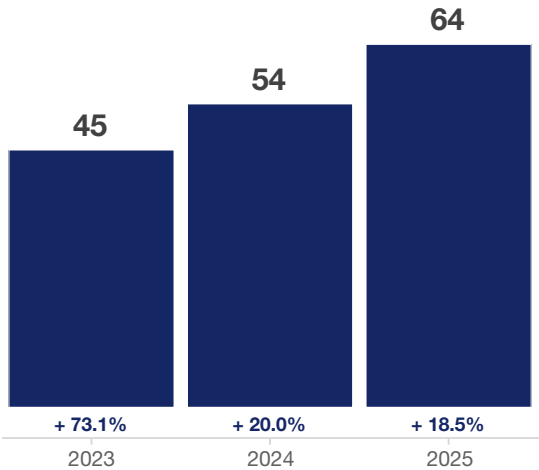
Historical Closed Sales by Month



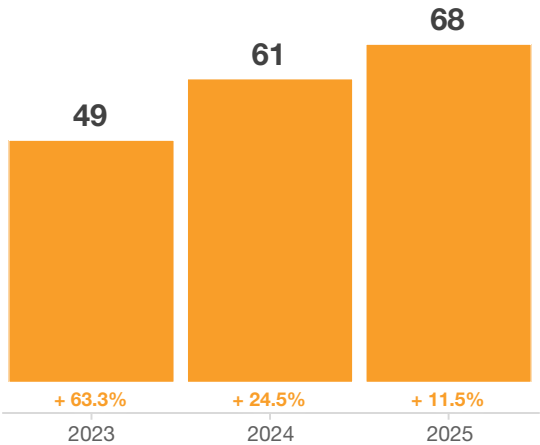
Days on Market Until Sale

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

July



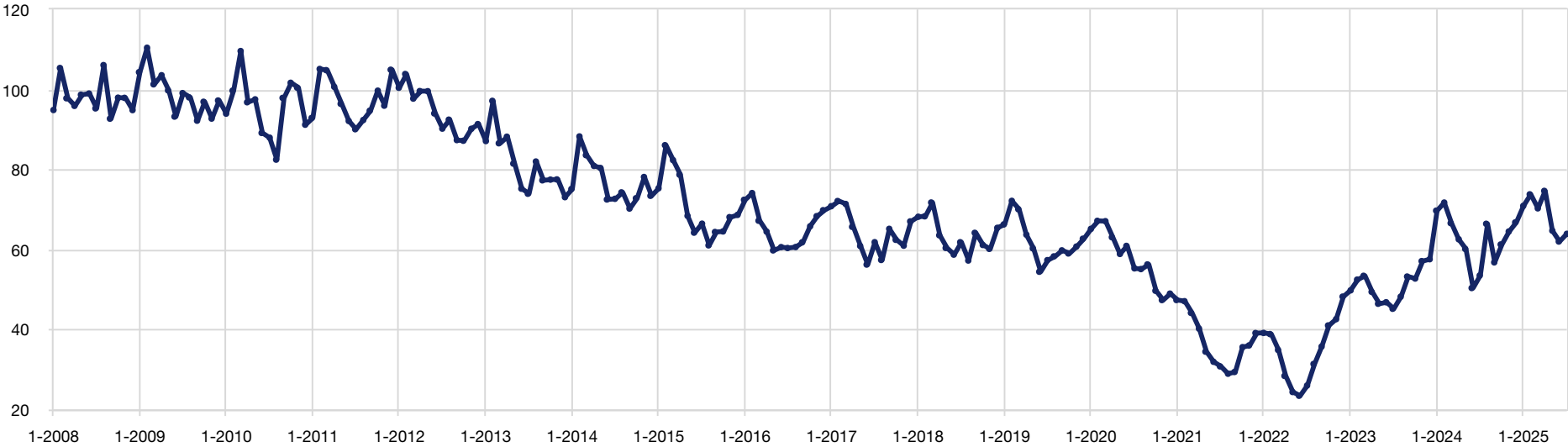
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Aug-2024	66	48	+ 37.5%
Sep-2024	57	53	+ 7.5%
Oct-2024	61	53	+ 15.1%
Nov-2024	64	57	+ 12.3%
Dec-2024	67	58	+ 15.5%
Jan-2025	71	70	+ 1.4%
Feb-2025	74	72	+ 2.8%
Mar-2025	70	67	+ 4.5%
Apr-2025	75	63	+ 19.0%
May-2025	65	60	+ 8.3%
Jun-2025	62	50	+ 24.0%
Jul-2025	64	54	+ 18.5%
12-Month Avg*	66	58	+ 14.1%

* Days on Market for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

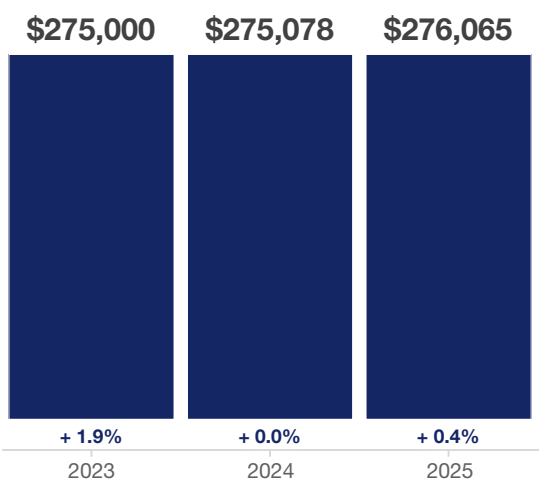
Historical Days on Market Until Sale by Month



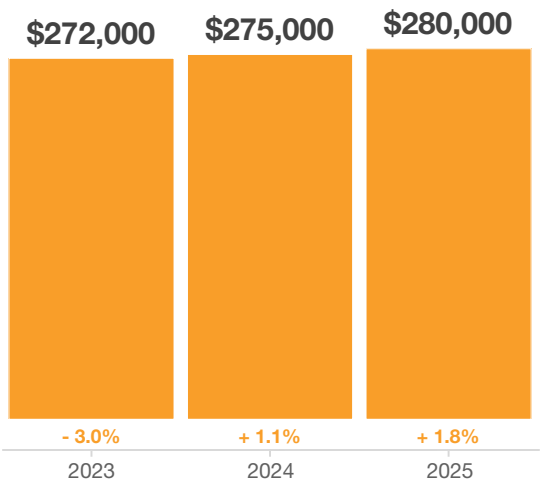
Median Sales Price

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

July



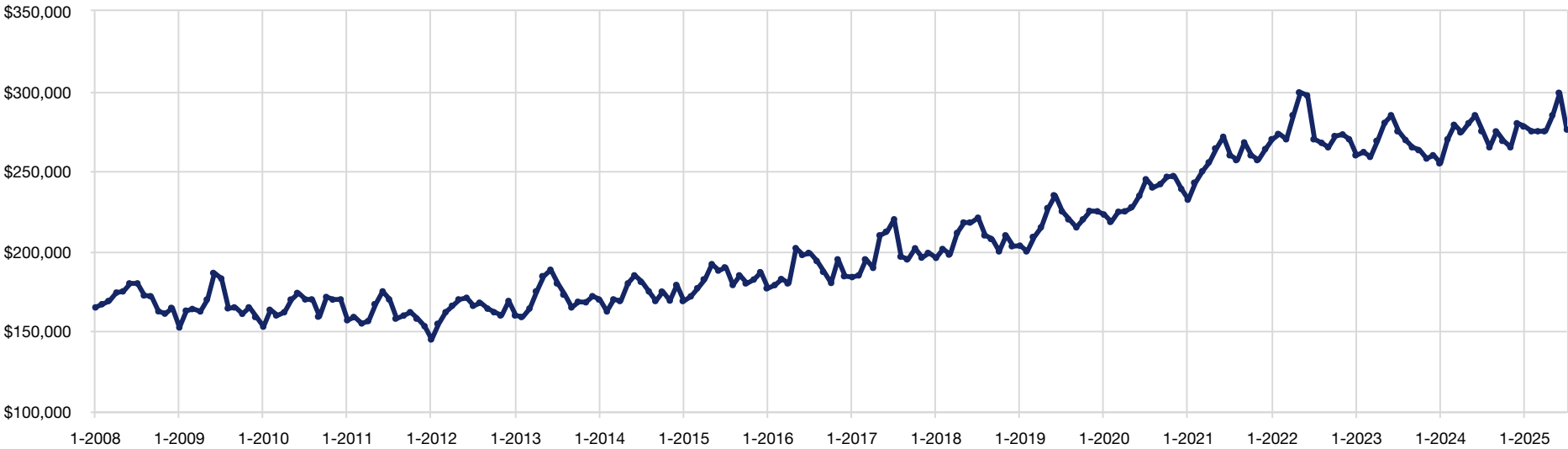
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Aug-2024	\$265,000	\$269,500	- 1.7%
Sep-2024	\$274,900	\$265,000	+ 3.7%
Oct-2024	\$269,000	\$263,250	+ 2.2%
Nov-2024	\$265,000	\$257,975	+ 2.7%
Dec-2024	\$279,975	\$260,000	+ 7.7%
Jan-2025	\$278,000	\$255,000	+ 9.0%
Feb-2025	\$275,000	\$270,000	+ 1.9%
Mar-2025	\$275,000	\$279,000	- 1.4%
Apr-2025	\$275,000	\$274,320	+ 0.2%
May-2025	\$285,000	\$280,000	+ 1.8%
Jun-2025	\$299,000	\$285,000	+ 4.9%
Jul-2025	\$276,065	\$275,078	+ 0.4%
12-Month Avg*	\$276,000	\$270,000	+ 2.2%

* Median Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

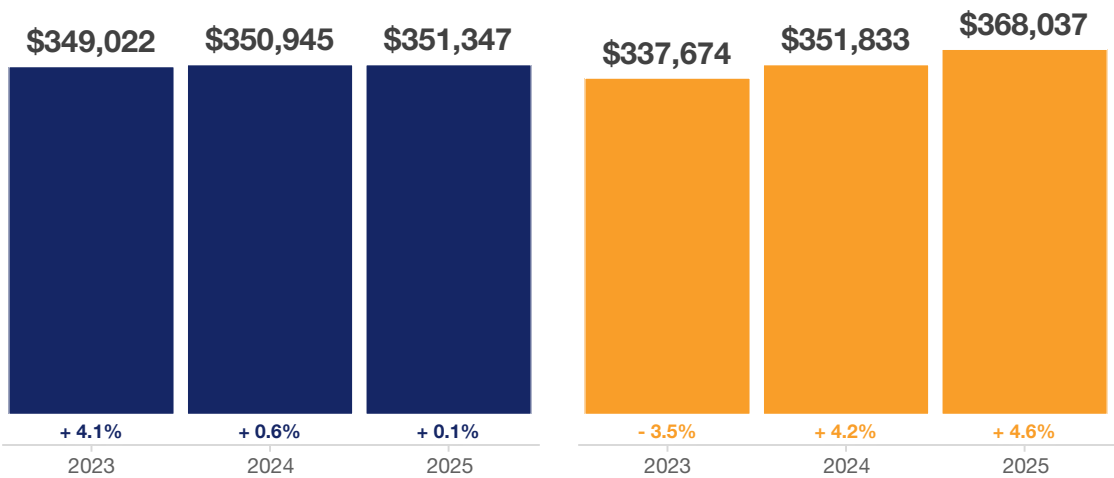


Average Sales Price

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

July

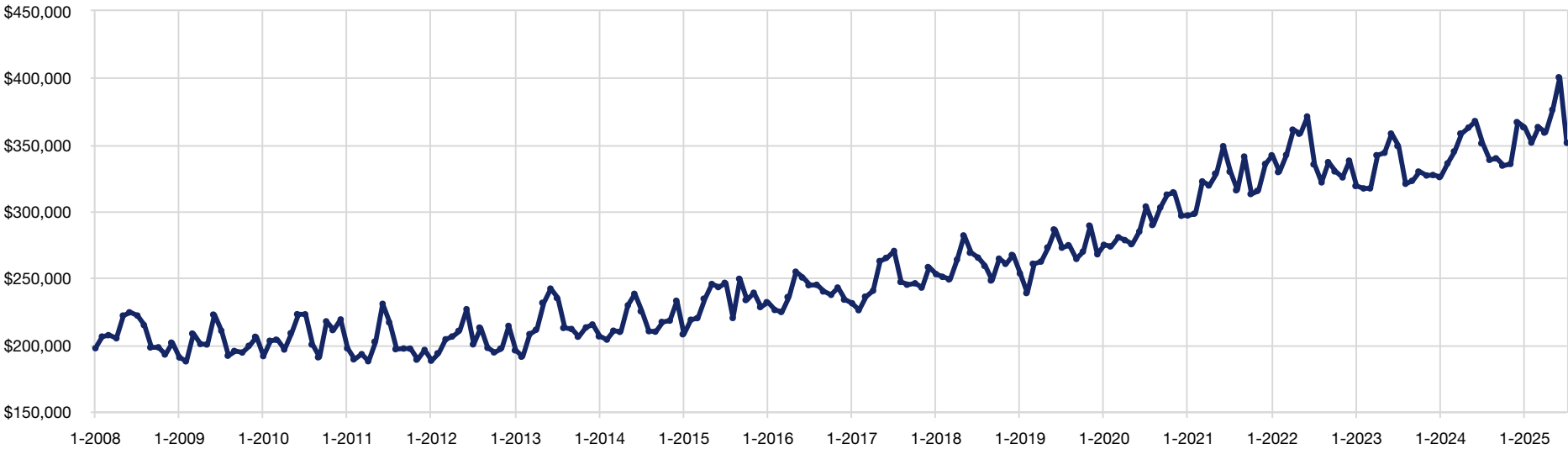
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Aug-2024	\$338,586	\$320,659	+ 5.6%
Sep-2024	\$339,694	\$322,852	+ 5.2%
Oct-2024	\$334,270	\$329,777	+ 1.4%
Nov-2024	\$335,499	\$326,863	+ 2.6%
Dec-2024	\$366,834	\$327,199	+ 12.1%
Jan-2025	\$363,024	\$325,699	+ 11.5%
Feb-2025	\$351,547	\$335,898	+ 4.7%
Mar-2025	\$363,120	\$344,859	+ 5.3%
Apr-2025	\$358,989	\$358,296	+ 0.2%
May-2025	\$376,110	\$362,705	+ 3.7%
Jun-2025	\$400,438	\$367,612	+ 8.9%
Jul-2025	\$351,347	\$350,945	+ 0.1%
12-Month Avg*	\$358,066	\$341,035	+ 5.0%

* Avg. Sales Price for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



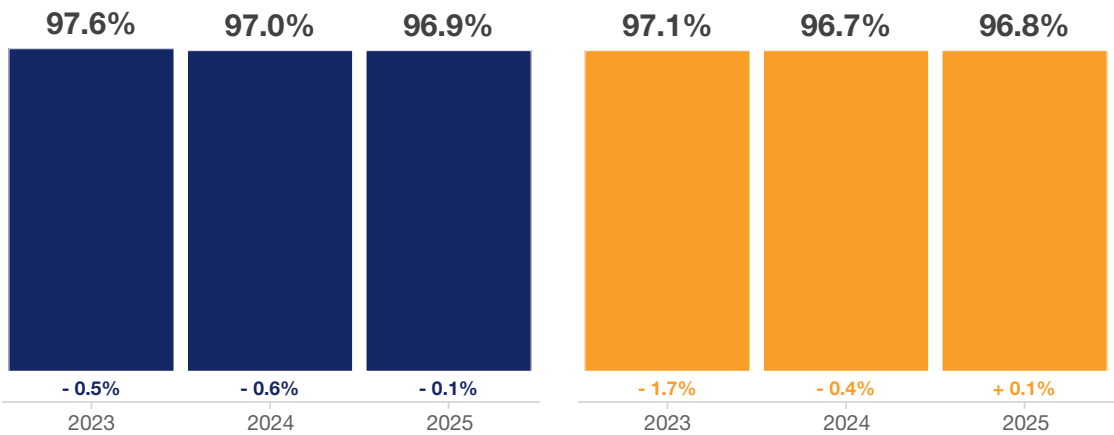
Percent of List Price Received

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.



July

Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Aug-2024	96.3%	97.2%	- 0.9%
Sep-2024	96.5%	96.9%	- 0.4%
Oct-2024	96.7%	96.8%	- 0.1%
Nov-2024	96.3%	96.4%	- 0.1%
Dec-2024	96.5%	96.4%	+ 0.1%
Jan-2025	96.8%	95.9%	+ 0.9%
Feb-2025	96.4%	96.4%	0.0%
Mar-2025	96.6%	96.5%	+ 0.1%
Apr-2025	97.0%	97.0%	0.0%
May-2025	97.0%	96.7%	+ 0.3%
Jun-2025	97.0%	96.9%	+ 0.1%
Jul-2025	96.9%	97.0%	- 0.1%
12-Month Avg*	96.7%	96.7%	- 0.0%

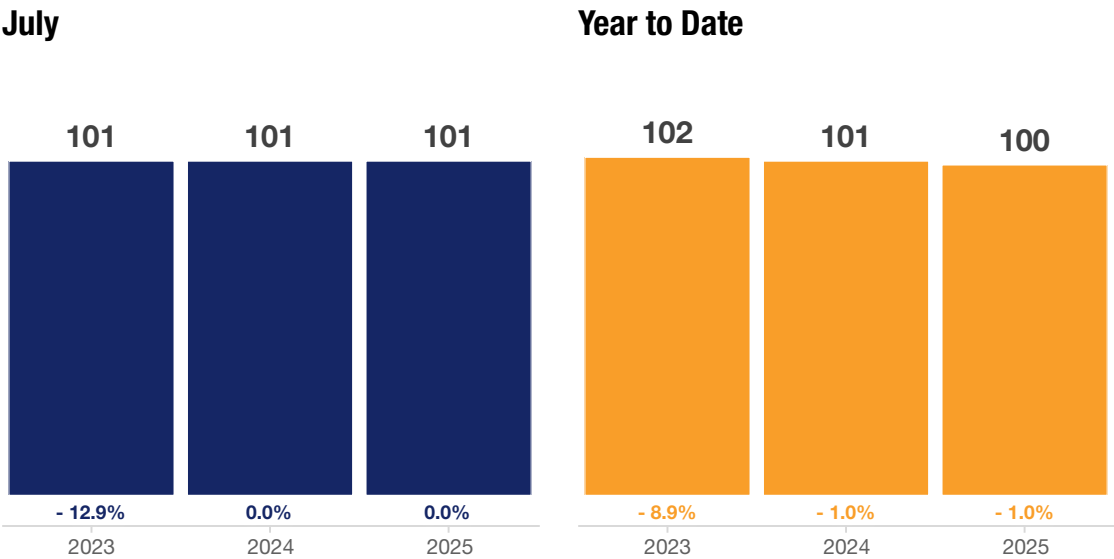
* Pct. of List Price Received for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

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.



Affordability Index		Prior Year	Year-Over-Year Change
Aug-2024	109	100	+ 9.0%
Sep-2024	108	101	+ 6.9%
Oct-2024	106	97	+ 9.3%
Nov-2024	105	103	+ 1.9%
Dec-2024	99	109	- 9.2%
Jan-2025	99	110	- 10.0%
Feb-2025	101	102	- 1.0%
Mar-2025	102	100	+ 2.0%
Apr-2025	101	98	+ 3.1%
May-2025	97	97	0.0%
Jun-2025	93	97	- 4.1%
Jul-2025	101	101	0.0%
12-Month Avg	102	101	+ 1.0%

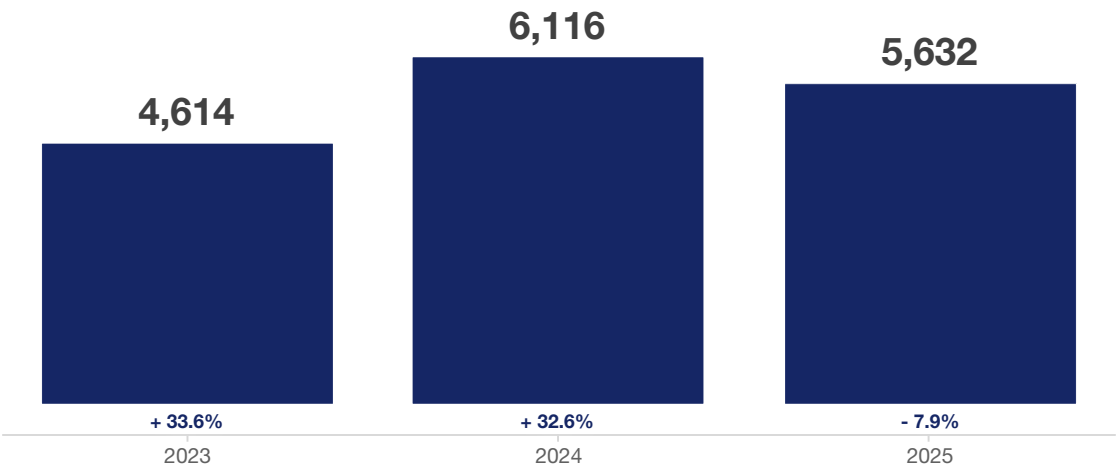
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

July



Homes for Sale	Prior Year	Year-Over-Year Change
Aug-2024	6,048	4,761 + 27.0%
Sep-2024	6,091	4,931 + 23.5%
Oct-2024	6,059	5,076 + 19.4%
Nov-2024	5,903	5,097 + 15.8%
Dec-2024	5,462	4,882 + 11.9%
Jan-2025	5,494	4,944 + 11.1%
Feb-2025	5,435	5,085 + 6.9%
Mar-2025	5,640	5,209 + 8.3%
Apr-2025	5,832	5,606 + 4.0%
May-2025	5,914	5,792 + 2.1%
Jun-2025	5,875	5,961 - 1.4%
Jul-2025	5,632	6,116 - 7.9%
12-Month Avg	5,782	5,288 + 9.3%

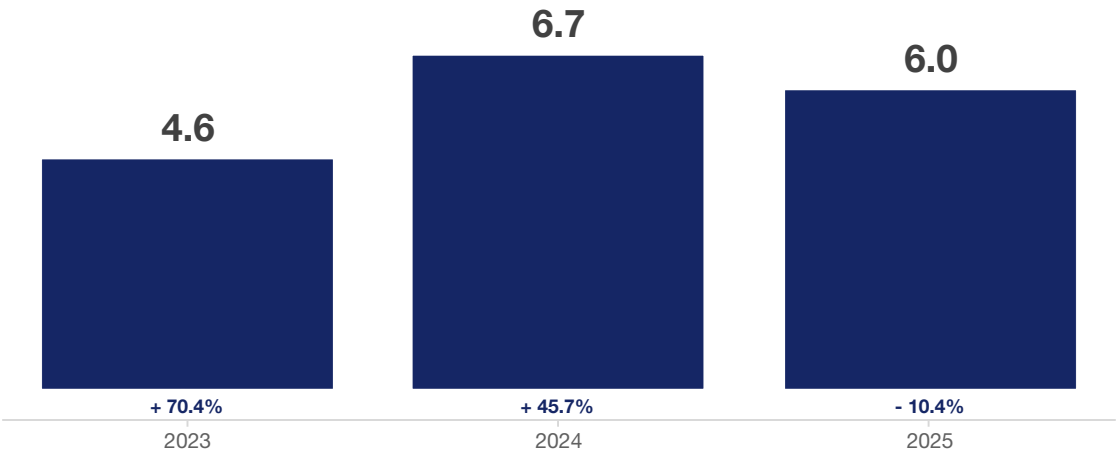
Historical Inventory of Homes for Sale by Month



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.

July



Months Supply		Prior Year	Year-Over-Year Change
Aug-2024	6.7	4.8	+ 39.6%
Sep-2024	6.8	5.1	+ 33.3%
Oct-2024	6.7	5.3	+ 26.4%
Nov-2024	6.5	5.3	+ 22.6%
Dec-2024	6.0	5.1	+ 17.6%
Jan-2025	6.0	5.2	+ 15.4%
Feb-2025	6.0	5.4	+ 11.1%
Mar-2025	6.3	5.6	+ 12.5%
Apr-2025	6.5	6.0	+ 8.3%
May-2025	6.5	6.2	+ 4.8%
Jun-2025	6.4	6.5	- 1.5%
Jul-2025	6.0	6.7	- 10.4%
12-Month Avg*	6.3	5.6	+ 13.4%

* Months Supply for all properties from August 2024 through July 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

