

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 1.3 percent to 1,339. Pending Sales increased 15.3 percent to 881. Inventory decreased 8.5 percent to 5,405.

Median Sales Price increased 3.8 percent from \$265,000 to \$275,000. Days on Market decreased 4.7 percent to 61. Months Supply of Inventory decreased 12.3 percent to 5.7.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Monthly Snapshot

<b>- 6.4%</b>	<b>- 8.5%</b>	<b>+ 3.8%</b>
Change in <b>Closed Sales</b> All Properties	Change in <b>Homes for Sale</b> All Properties	Change in <b>Median Sales Price</b> 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.



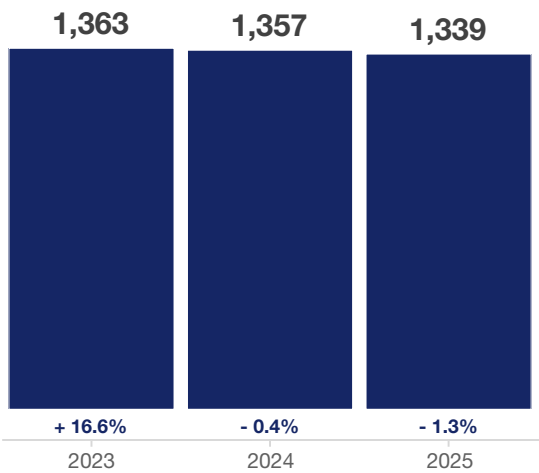
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The Voice of Real Estate

Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,357	<b>1,339</b>	- 1.3%	19,402	<b>18,608</b>	- 4.1%
Pending Sales		764	<b>881</b>	+ 15.3%	10,307	<b>10,780</b>	+ 4.6%
Closed Sales		823	<b>770</b>	- 6.4%	10,034	<b>10,242</b>	+ 2.1%
Days on Market Until Sale		64	<b>61</b>	- 4.7%	62	<b>67</b>	+ 8.1%
Median Sales Price		\$265,000	<b>\$275,000</b>	+ 3.8%	\$274,000	<b>\$280,000</b>	+ 2.2%
Average Sales Price		\$335,499	<b>\$351,198</b>	+ 4.7%	\$346,723	<b>\$361,989</b>	+ 4.4%
Percent of List Price Received		96.3%	<b>96.3%</b>	0.0%	96.6%	<b>96.8%</b>	+ 0.2%
Housing Affordability Index		105	<b>106</b>	+ 1.0%	101	<b>104</b>	+ 3.0%
Inventory of Homes for Sale		5,907	<b>5,405</b>	- 8.5%	—	—	—
Months Supply of Inventory		6.5	<b>5.7</b>	- 12.3%	—	—	—

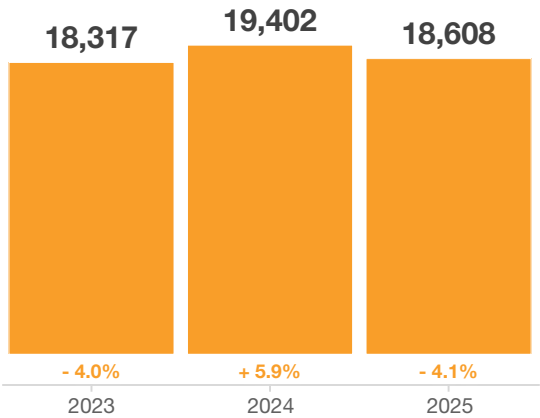
# New Listings

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

## November

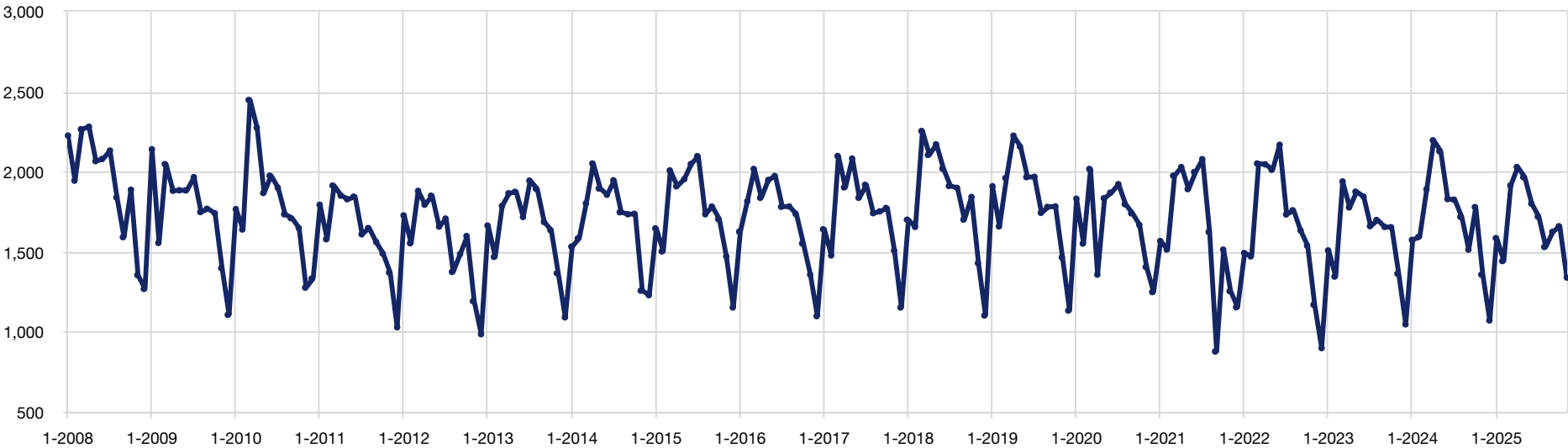


## Year to Date



New Listings	Prior Year	Year-Over-Year Change
Dec-2024	1,071	1,047 + 2.3%
Jan-2025	1,585	1,574 + 0.7%
Feb-2025	1,442	1,593 - 9.5%
Mar-2025	1,914	1,890 + 1.3%
Apr-2025	2,029	2,196 - 7.6%
May-2025	1,966	2,128 - 7.6%
Jun-2025	1,800	1,829 - 1.6%
Jul-2025	1,720	1,825 - 5.8%
Aug-2025	1,530	1,718 - 10.9%
Sep-2025	1,624	1,513 + 7.3%
Oct-2025	1,659	1,779 - 6.7%
Nov-2025	1,339	1,357 - 1.3%
12-Month Avg	1,640	1,704 - 3.8%

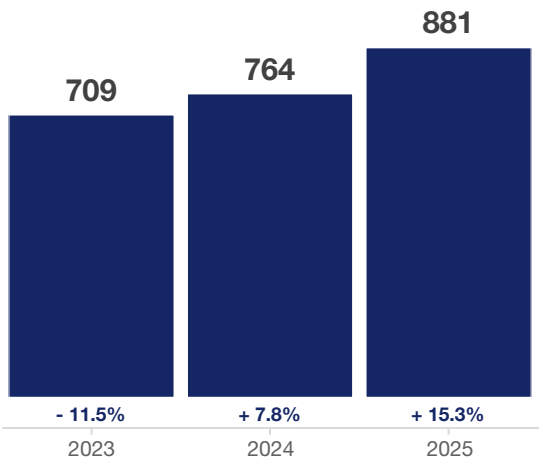
## Historical New Listings by Month



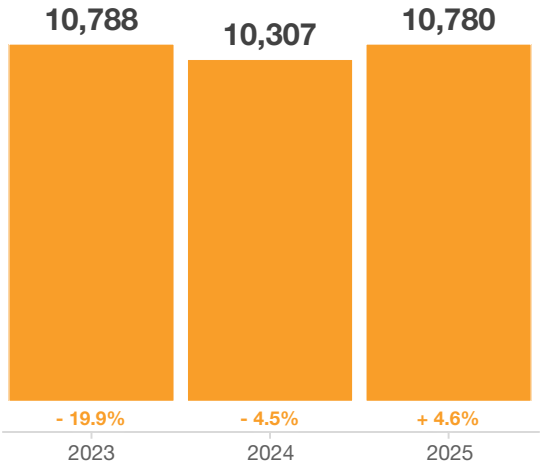
# Pending Sales

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

## November

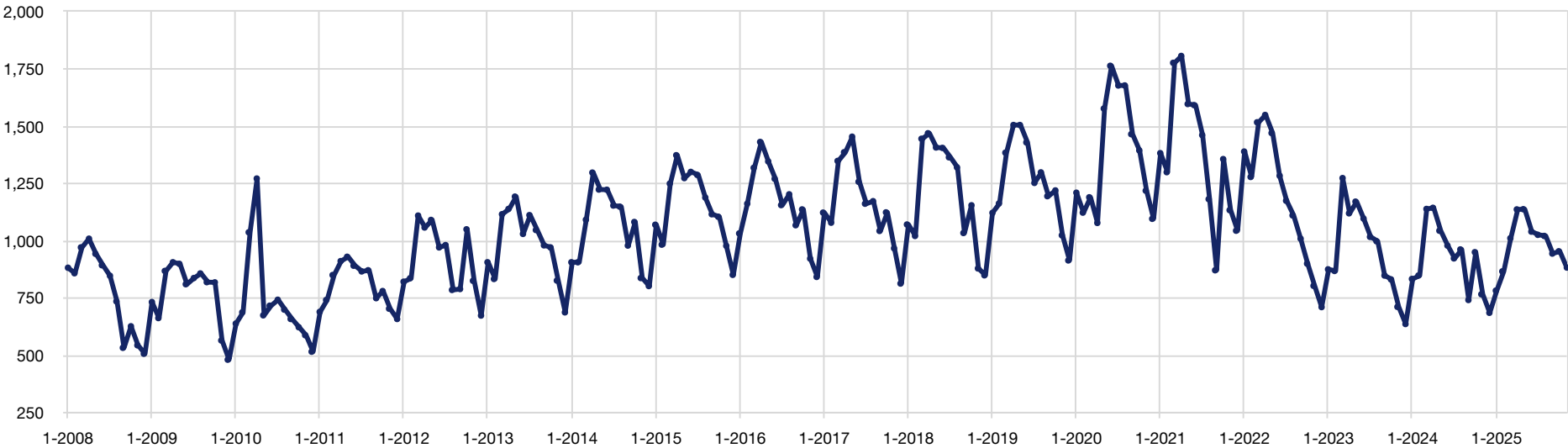


## Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Dec-2024	683	634 + 7.7%
Jan-2025	780	831 - 6.1%
Feb-2025	864	846 + 2.1%
Mar-2025	1,009	1,137 - 11.3%
Apr-2025	1,135	1,142 - 0.6%
May-2025	1,136	1,042 + 9.0%
Jun-2025	1,038	977 + 6.2%
Jul-2025	1,024	921 + 11.2%
Aug-2025	1,019	960 + 6.1%
Sep-2025	942	739 + 27.5%
Oct-2025	952	948 + 0.4%
Nov-2025	881	764 + 15.3%
12-Month Avg	955	912 + 4.7%

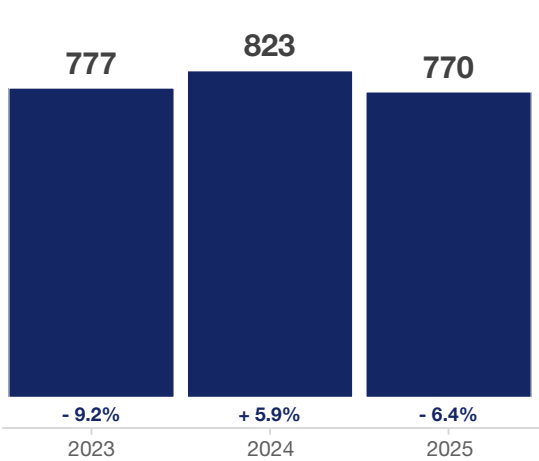
## Historical Pending Sales by Month



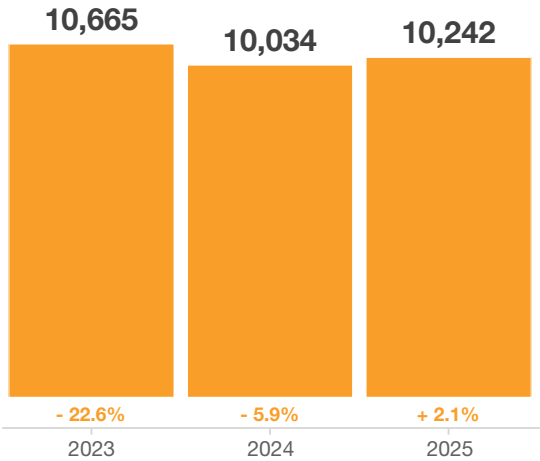
# Closed Sales

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

## November

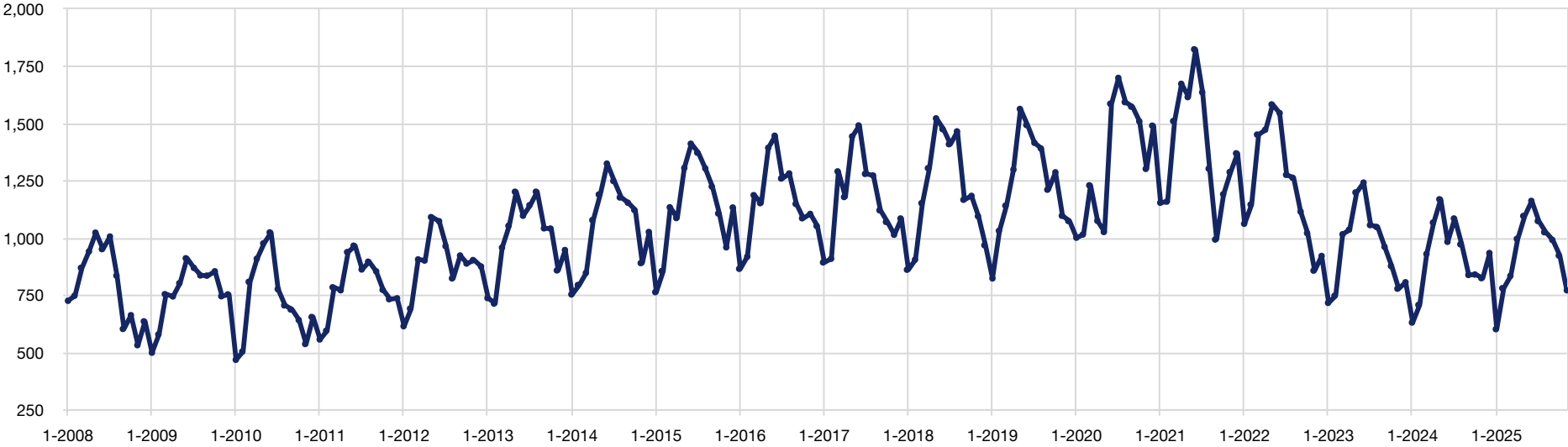


## Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Dec-2024	933	805 + 15.9%
Jan-2025	600	629 - 4.6%
Feb-2025	779	706 + 10.3%
Mar-2025	833	929 - 10.3%
Apr-2025	995	1,066 - 6.7%
May-2025	1,095	1,168 - 6.3%
Jun-2025	1,161	982 + 18.2%
Jul-2025	1,073	1,084 - 1.0%
Aug-2025	1,024	971 + 5.5%
Sep-2025	990	837 + 18.3%
Oct-2025	922	839 + 9.9%
Nov-2025	770	823 - 6.4%
12-Month Avg	931	903 + 3.1%

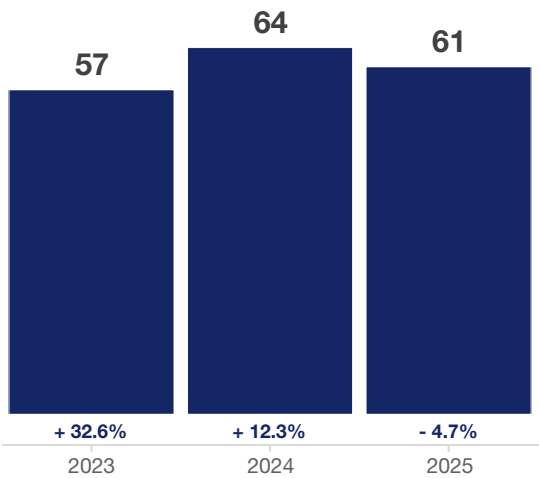
## Historical Closed Sales by Month



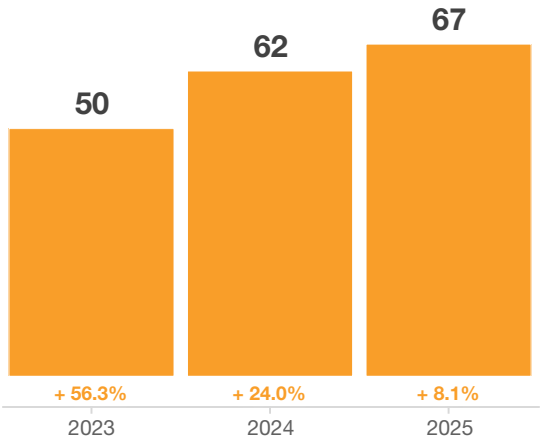
# Days on Market Until Sale

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

## November



## Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	74	63	+ 17.5%
May-2025	65	60	+ 8.3%
Jun-2025	62	50	+ 24.0%
Jul-2025	64	54	+ 18.5%
Aug-2025	67	66	+ 1.5%
Sep-2025	66	57	+ 15.8%
Oct-2025	66	61	+ 8.2%
Nov-2025	61	64	- 4.7%
12-Month Avg*	67	61	+ 9.2%

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

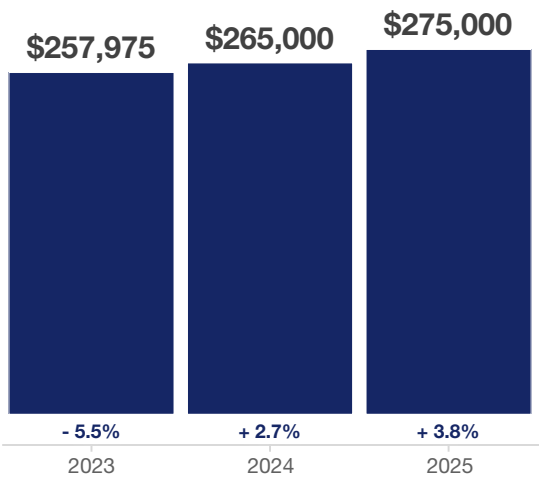
## Historical Days on Market Until Sale by Month



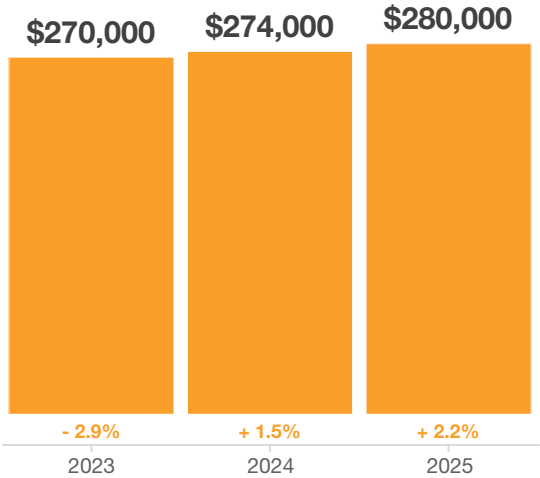
# Median Sales Price

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

## November



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$279,938	\$260,000	+ 7.7%
Jan-2025	\$278,000	\$255,000	+ 9.0%
Feb-2025	\$275,000	\$270,000	+ 1.9%
Mar-2025	\$274,918	\$279,000	- 1.5%
Apr-2025	\$275,000	\$274,320	+ 0.2%
May-2025	\$285,000	\$280,000	+ 1.8%
Jun-2025	\$298,000	\$285,000	+ 4.6%
Jul-2025	\$275,000	\$275,078	- 0.0%
Aug-2025	\$279,900	\$265,000	+ 5.6%
Sep-2025	\$275,000	\$274,900	+ 0.0%
Oct-2025	\$289,000	\$269,000	+ 7.4%
Nov-2025	\$275,000	\$265,000	+ 3.8%
12-Month Avg*	\$280,000	\$272,000	+ 2.9%

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

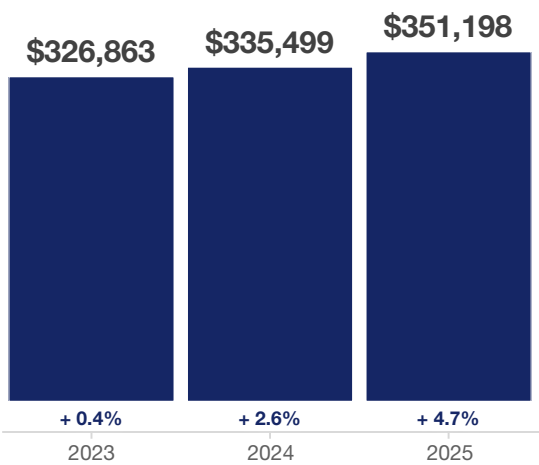
## Historical Median Sales Price by Month



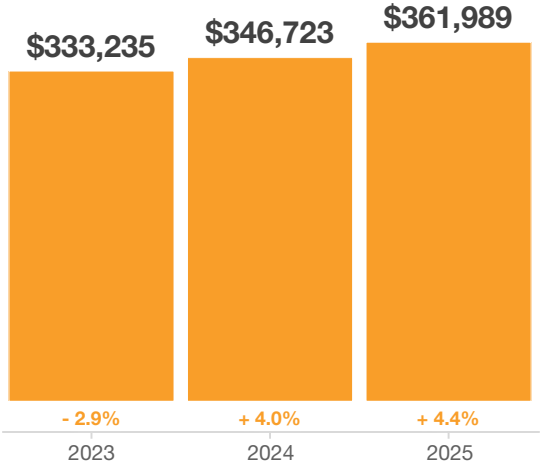
# Average Sales Price

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

## November



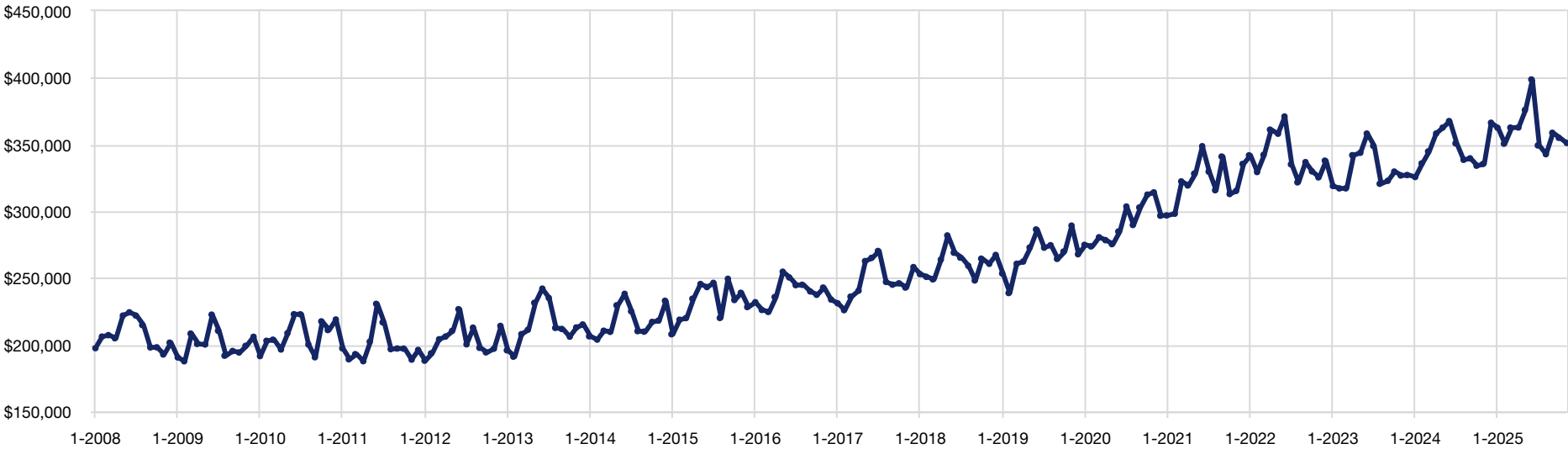
## Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
Dec-2024	\$366,361	\$327,199 + 12.0%
Jan-2025	\$362,626	\$325,699 + 11.3%
Feb-2025	\$350,654	\$335,898 + 4.4%
Mar-2025	\$362,719	\$344,859 + 5.2%
Apr-2025	\$362,836	\$358,296 + 1.3%
May-2025	\$375,908	\$362,705 + 3.6%
Jun-2025	\$398,792	\$367,612 + 8.5%
Jul-2025	\$349,380	\$350,945 - 0.4%
Aug-2025	\$342,813	\$338,586 + 1.2%
Sep-2025	\$358,837	\$339,694 + 5.6%
Oct-2025	\$355,071	\$334,187 + 6.2%
Nov-2025	\$351,198	\$335,499 + 4.7%
12-Month Avg*	\$362,354	\$345,273 + 4.9%

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

## Historical Average Sales Price by Month



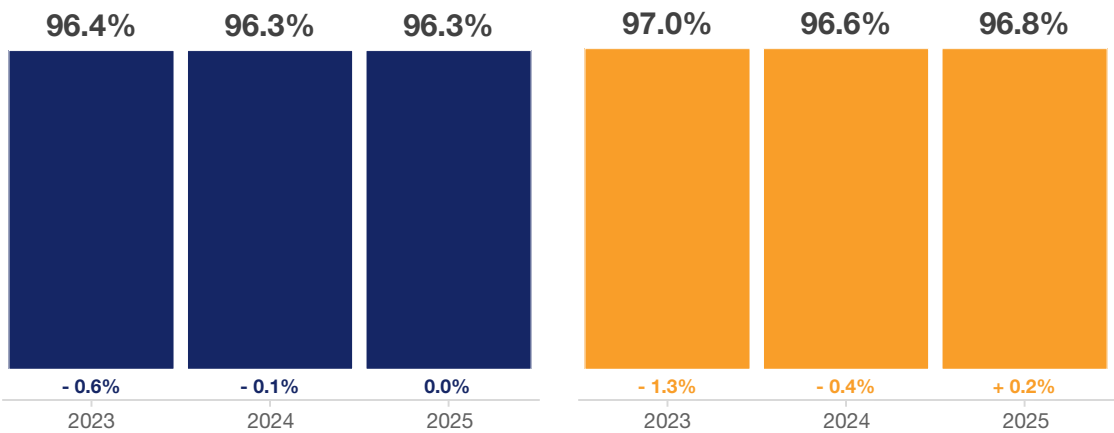


# Percent of List Price Received

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.

## November

## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Dec-2024	96.6%	96.4%	+ 0.2%
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	96.9%	97.0%	- 0.1%
May-2025	97.0%	96.7%	+ 0.3%
Jun-2025	97.0%	96.9%	+ 0.1%
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	97.3%	96.7%	+ 0.6%
Nov-2025	96.3%	96.3%	0.0%
12-Month Avg*	96.8%	96.6%	+ 0.2%

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

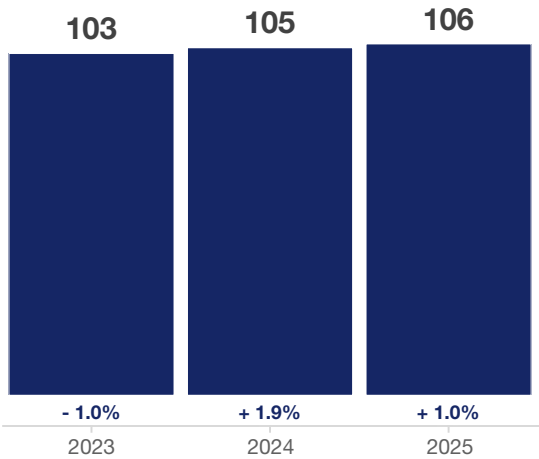
## Historical Percent of List Price Received by Month



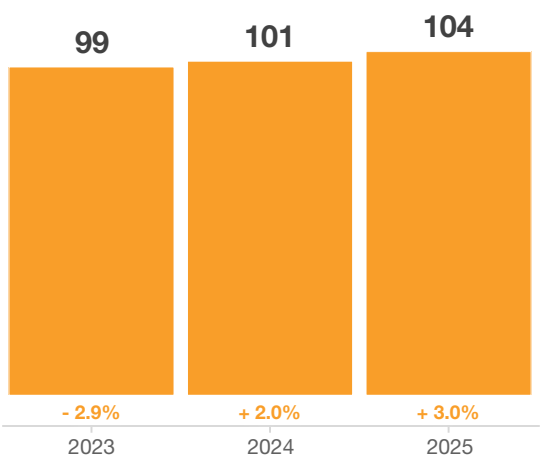
# Housing Affordability Index

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.

## November



## Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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	94	97	- 3.1%
Jul-2025	102	101	+ 1.0%
Aug-2025	101	109	- 7.3%
Sep-2025	106	108	- 1.9%
Oct-2025	102	106	- 3.8%
Nov-2025	106	105	+ 1.0%
12-Month Avg	101	104	- 2.9%

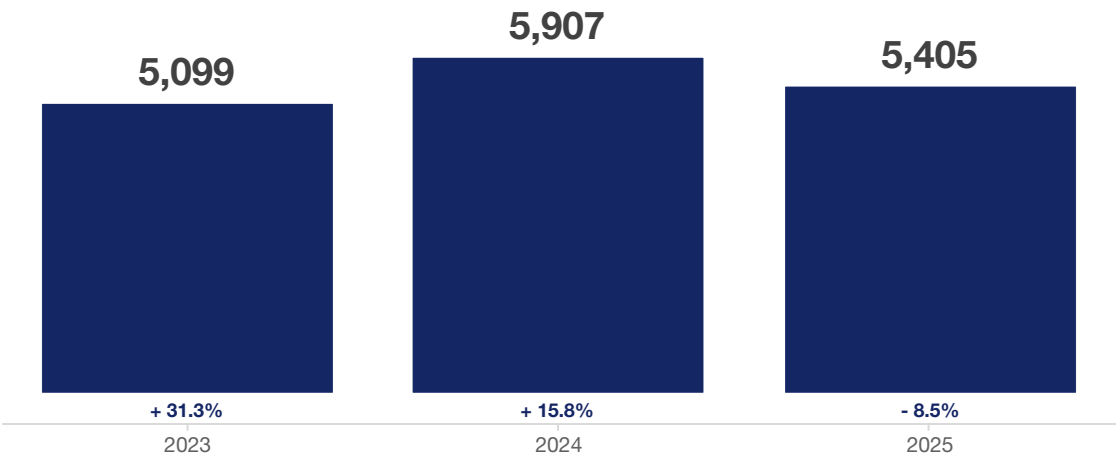
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

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

## November



Homes for Sale	Prior Year	Year-Over-Year Change
Dec-2024	4,884	+ 11.9%
Jan-2025	4,946	+ 11.2%
Feb-2025	5,087	+ 7.0%
Mar-2025	5,210	+ 8.4%
Apr-2025	5,608	+ 4.3%
May-2025	5,795	+ 2.6%
Jun-2025	5,964	- 0.3%
Jul-2025	6,119	- 4.7%
Aug-2025	6,053	- 7.1%
Sep-2025	6,095	- 7.5%
Oct-2025	6,064	- 7.7%
Nov-2025	5,907	- 8.5%
12-Month Avg	5,644	+ 0.2%

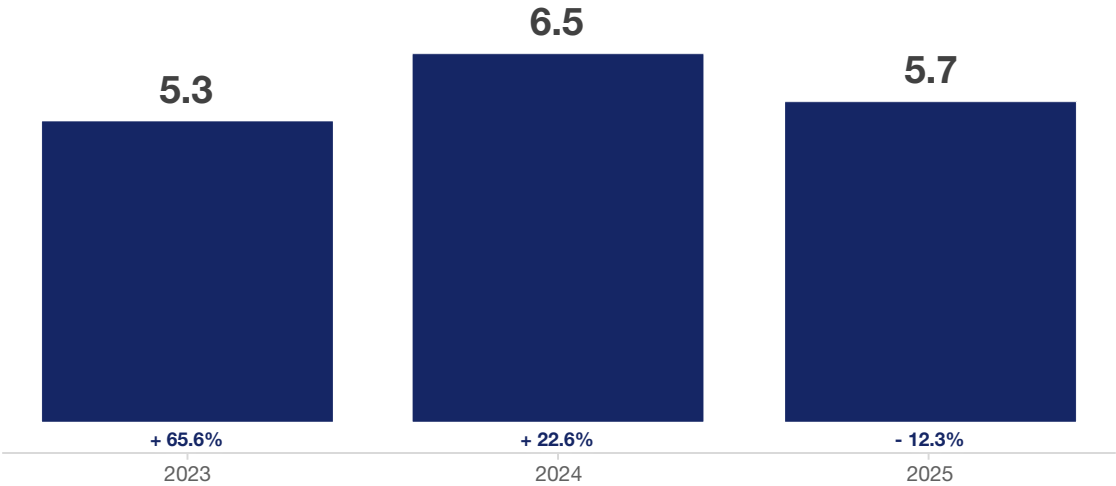
## Historical Inventory of Homes for Sale by Month



# 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.

## November



Months Supply		Prior Year	Year-Over-Year Change
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	6.3	+ 3.2%
Jun-2025	6.5	6.5	0.0%
Jul-2025	6.3	6.7	- 6.0%
Aug-2025	6.1	6.7	- 9.0%
Sep-2025	6.0	6.8	- 11.8%
Oct-2025	5.9	6.7	- 11.9%
Nov-2025	5.7	6.5	- 12.3%
12-Month Avg*	6.1	6.1	+ 0.4%

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

## Historical Months Supply of Inventory by Month

