

# Monthly Indicators



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 9.1 percent to 1,934. Pending Sales increased 18.1 percent to 1,232. Inventory decreased 1.8 percent to 5,686.

Median Sales Price increased 1.8 percent from \$280,000 to \$285,000. Days on Market increased 8.3 percent to 65. Months Supply of Inventory were dead even with last year.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Monthly Snapshot

<b>- 9.1%</b>	<b>- 1.8%</b>	<b>+ 1.8%</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.



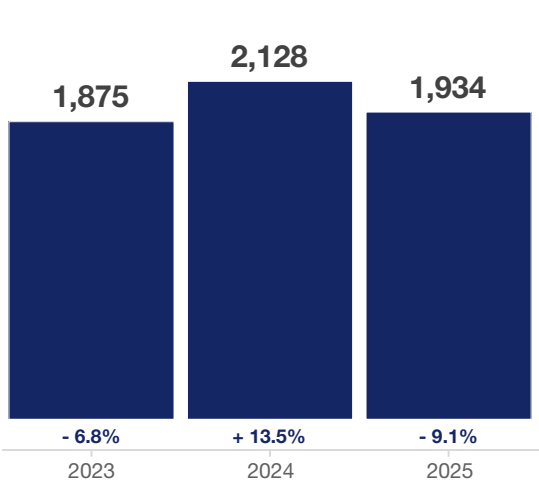
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Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,128	1,934	- 9.1%	9,379	8,862	- 5.5%
Pending Sales		1,043	1,232	+ 18.1%	4,999	5,078	+ 1.6%
Closed Sales		1,168	1,062	- 9.1%	4,498	4,252	- 5.5%
Days on Market Until Sale		60	65	+ 8.3%	65	71	+ 9.2%
Median Sales Price		\$280,000	\$285,000	+ 1.8%	\$274,000	\$279,000	+ 1.8%
Average Sales Price		\$362,705	\$372,096	+ 2.6%	\$348,596	\$362,344	+ 3.9%
Percent of List Price Received		96.7%	97.0%	+ 0.3%	96.6%	96.8%	+ 0.2%
Housing Affordability Index		97	97	0.0%	100	99	- 1.0%
Inventory of Homes for Sale		5,793	5,686	- 1.8%	—	—	—
Months Supply of Inventory		6.2	6.2	0.0%	—	—	—

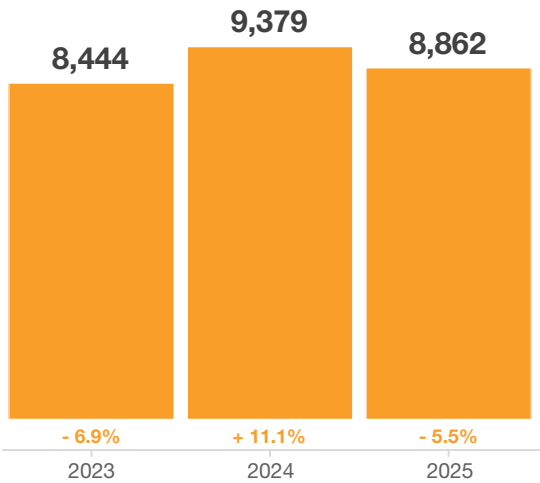
# New Listings

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

## May

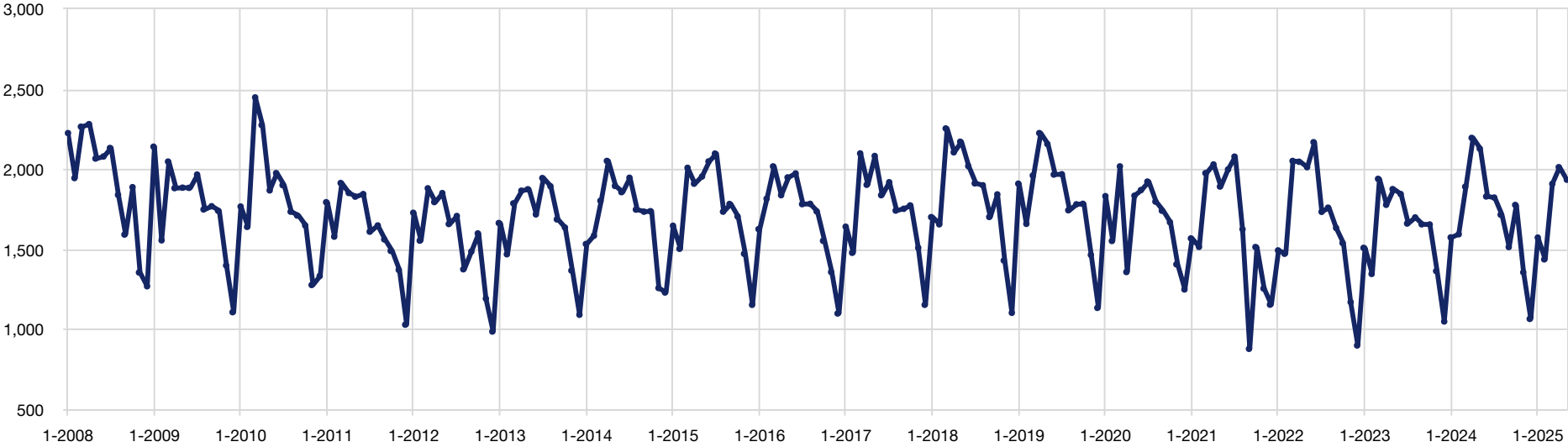


## Year to Date



New Listings		Prior Year	Year-Over-Year Change
Jun-2024	1,829	1,844	- 0.8%
Jul-2024	1,822	1,660	+ 9.8%
Aug-2024	1,715	1,698	+ 1.0%
Sep-2024	1,513	1,655	- 8.6%
Oct-2024	1,776	1,654	+ 7.4%
Nov-2024	1,355	1,363	- 0.6%
Dec-2024	1,064	1,048	+ 1.5%
Jan-2025	1,572	1,573	- 0.1%
Feb-2025	1,436	1,593	- 9.9%
Mar-2025	1,908	1,890	+ 1.0%
Apr-2025	2,012	2,195	- 8.3%
May-2025	1,934	2,128	- 9.1%
12-Month Avg	1,661	1,692	- 1.8%

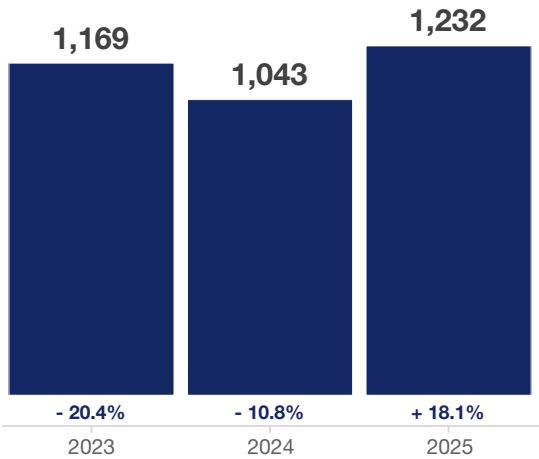
## Historical New Listings by Month



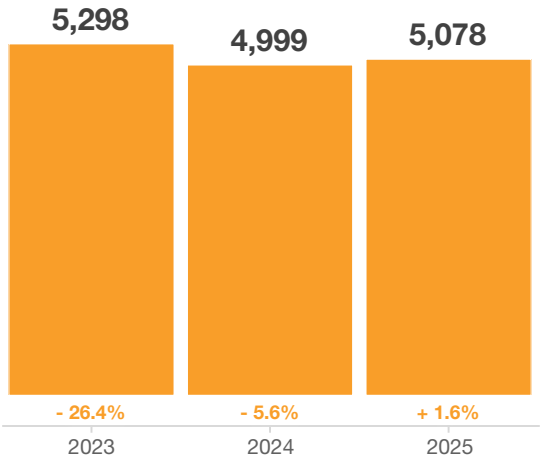
# Pending Sales

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

## May

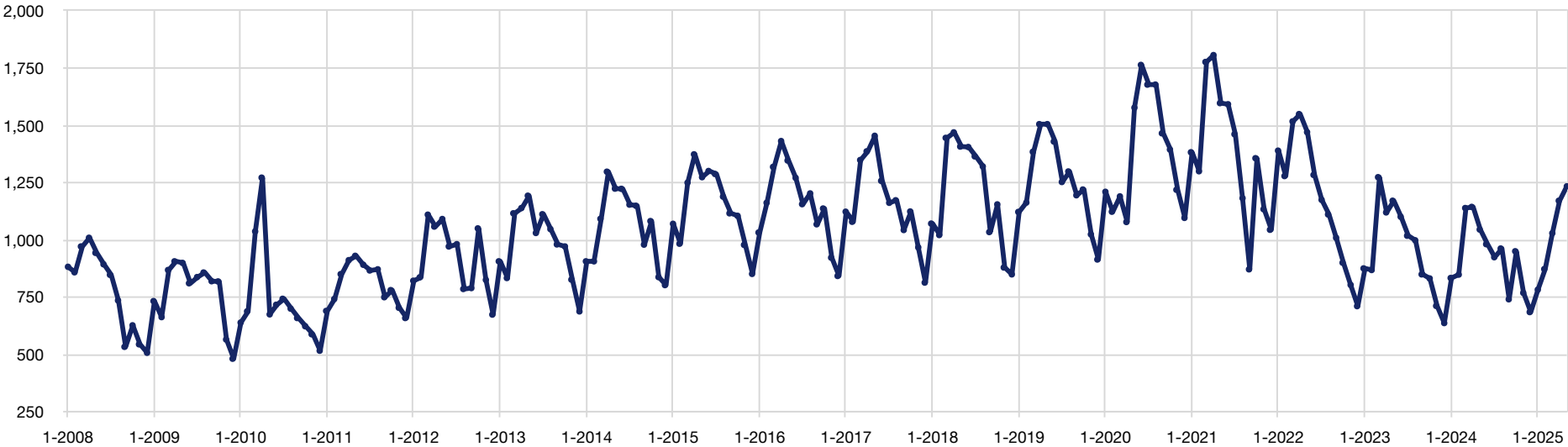


## Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Jun-2024	979	1,099 - 10.9%
Jul-2024	922	1,016 - 9.3%
Aug-2024	960	996 - 3.6%
Sep-2024	738	847 - 12.9%
Oct-2024	948	829 + 14.4%
Nov-2024	766	709 + 8.0%
Dec-2024	682	634 + 7.6%
Jan-2025	780	831 - 6.1%
Feb-2025	870	846 + 2.8%
Mar-2025	1,027	1,137 - 9.7%
Apr-2025	1,169	1,142 + 2.4%
May-2025	1,232	1,043 + 18.1%
12-Month Avg	923	927 - 0.4%

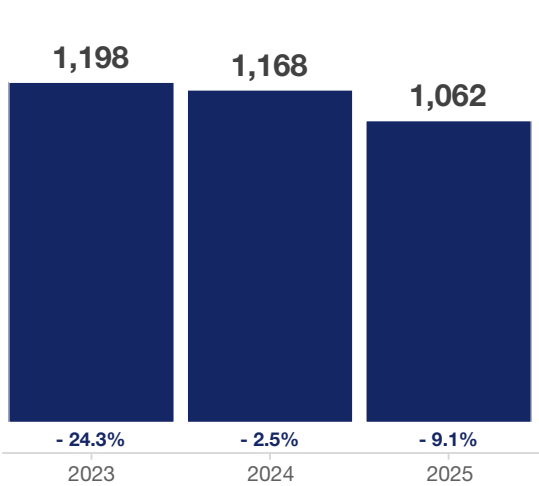
## Historical Pending Sales by Month



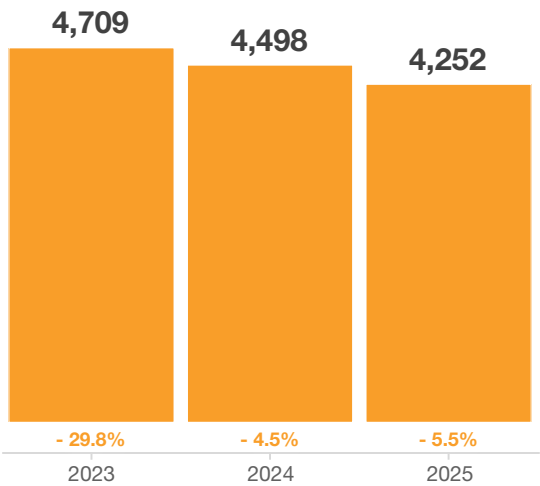
# Closed Sales

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

## May

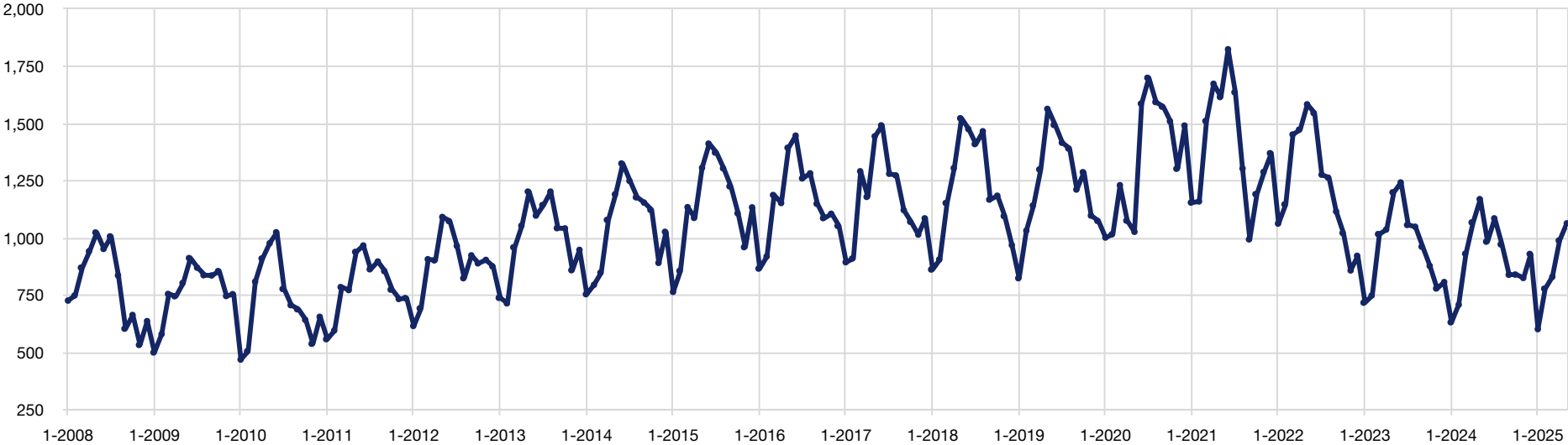


## Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
Jun-2024	982	1,241 - 20.9%
Jul-2024	1,084	1,055 + 2.7%
Aug-2024	970	1,047 - 7.4%
Sep-2024	837	960 - 12.8%
Oct-2024	838	876 - 4.3%
Nov-2024	823	777 + 5.9%
Dec-2024	928	805 + 15.3%
Jan-2025	599	629 - 4.8%
Feb-2025	776	706 + 9.9%
Mar-2025	828	929 - 10.9%
Apr-2025	987	1,066 - 7.4%
May-2025	1,062	1,168 - 9.1%
12-Month Avg	893	938 - 4.8%

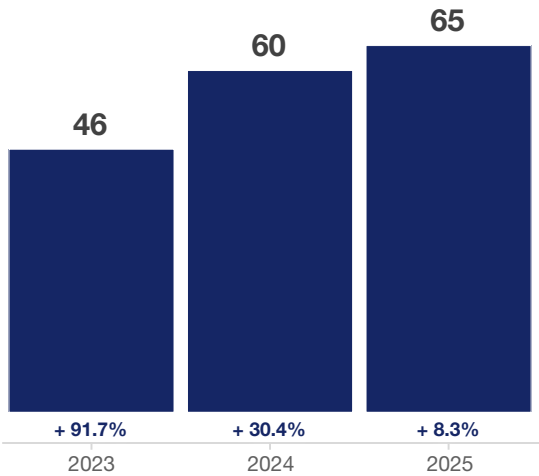
## Historical Closed Sales by Month



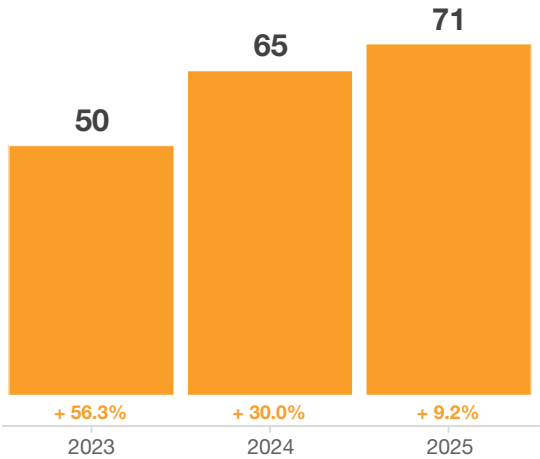
# Days on Market Until Sale

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-2024	50	47	+ 6.4%
Jul-2024	54	45	+ 20.0%
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%
12-Month Avg*	64	57	+ 13.0%

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

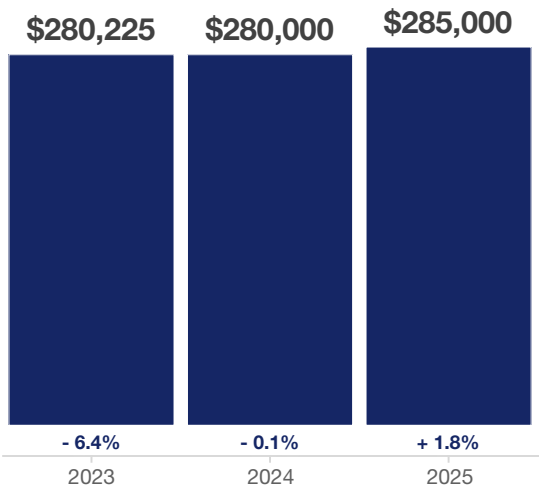
## Historical Days on Market Until Sale by Month



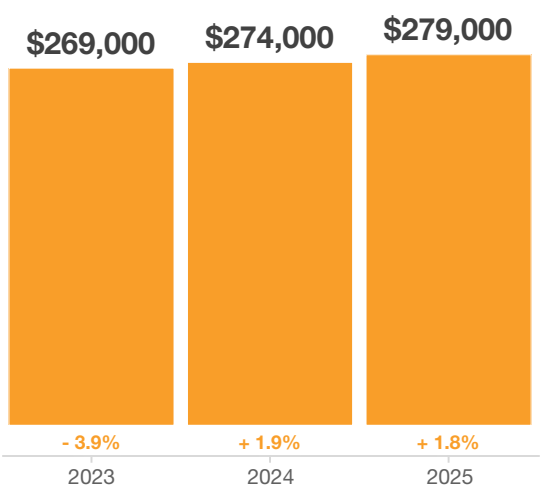
# Median Sales Price

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

## May



## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Jun-2024	\$285,000	\$285,000	0.0%
Jul-2024	\$275,078	\$275,000	+ 0.0%
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	\$279,900	\$260,000	+ 7.7%
Jan-2025	\$278,000	\$255,000	+ 9.0%
Feb-2025	\$275,000	\$270,000	+ 1.9%
Mar-2025	\$274,835	\$279,000	- 1.5%
Apr-2025	\$275,000	\$274,320	+ 0.2%
May-2025	\$285,000	\$280,000	+ 1.8%
12-Month Avg*	\$275,000	\$270,000	+ 1.9%

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

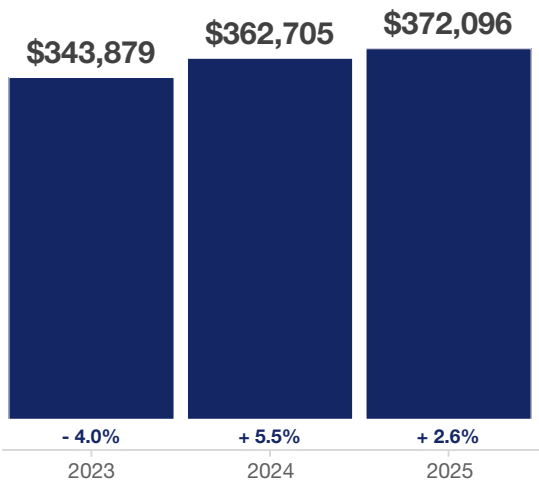
## Historical Median Sales Price by Month



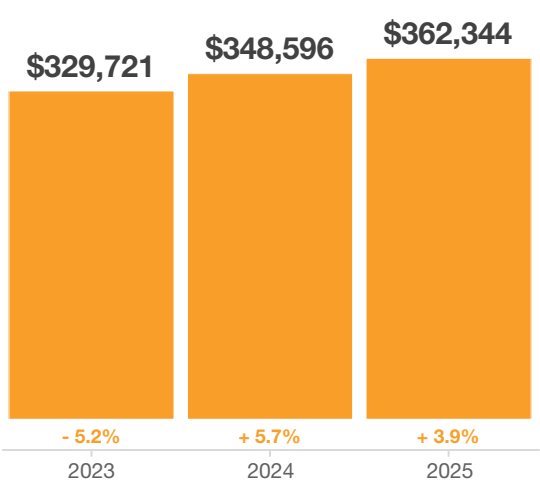
# Average Sales Price

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

## May



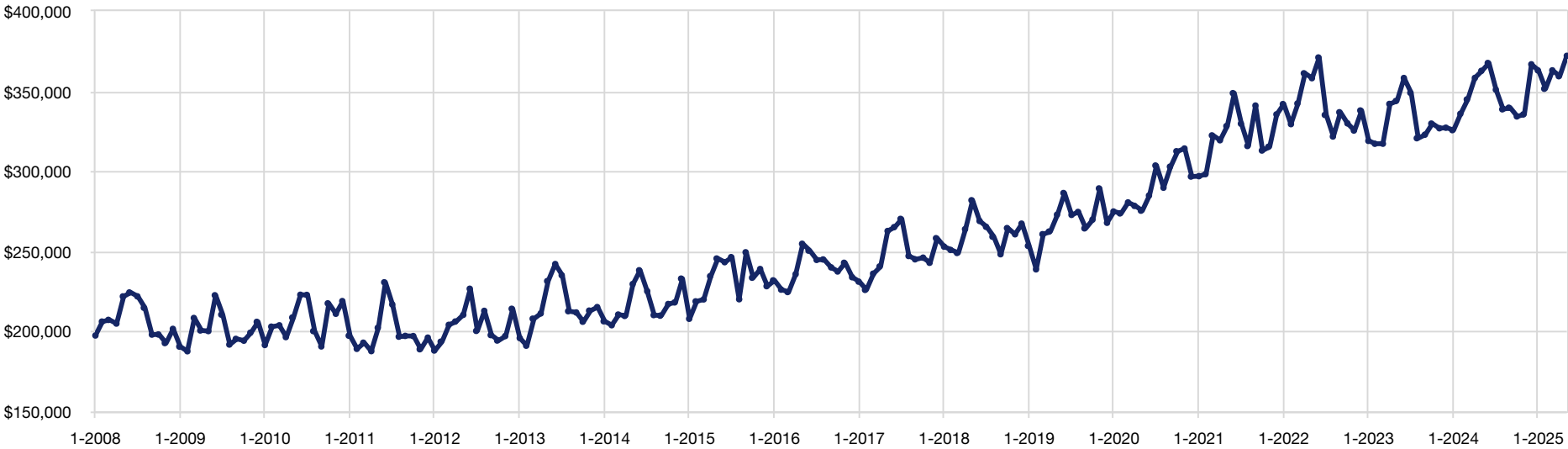
## Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
Jun-2024	\$367,612	\$358,236 + 2.6%
Jul-2024	\$350,945	\$349,022 + 0.6%
Aug-2024	\$338,708	\$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	\$366,784	\$327,199 + 12.1%
Jan-2025	\$363,024	\$325,699 + 11.5%
Feb-2025	\$351,547	\$335,898 + 4.7%
Mar-2025	\$363,012	\$344,859 + 5.3%
Apr-2025	\$359,370	\$358,296 + 0.3%
May-2025	\$372,096	\$362,705 + 2.6%
12-Month Avg*	\$353,898	\$340,407 + 4.0%

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

## Historical Average Sales Price by Month



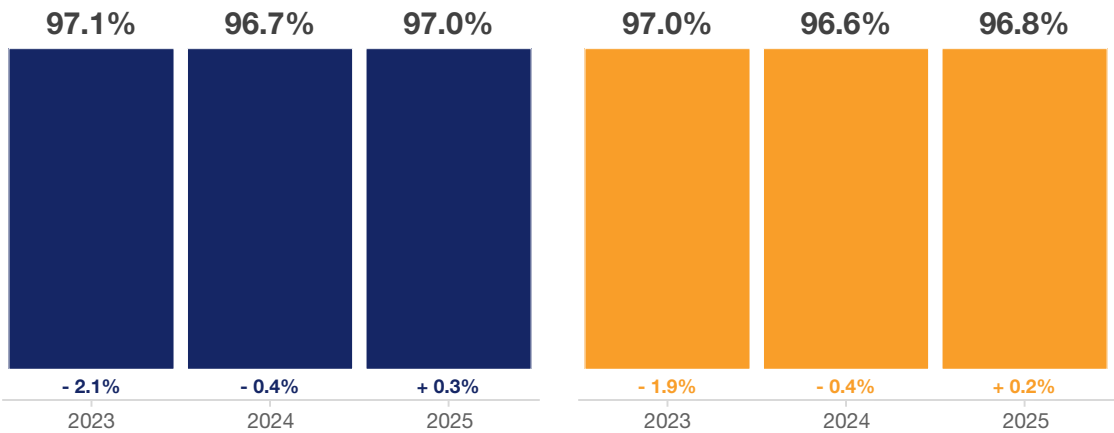


# Percent of List Price Received

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.

May

Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Jun-2024	96.9%	97.1%	- 0.2%
Jul-2024	97.0%	97.6%	- 0.6%
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	96.6%	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	97.0%	97.0%	0.0%
May-2025	97.0%	96.7%	+ 0.3%
12-Month Avg*	96.7%	96.8%	- 0.1%

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

## Historical Percent of List Price Received by Month



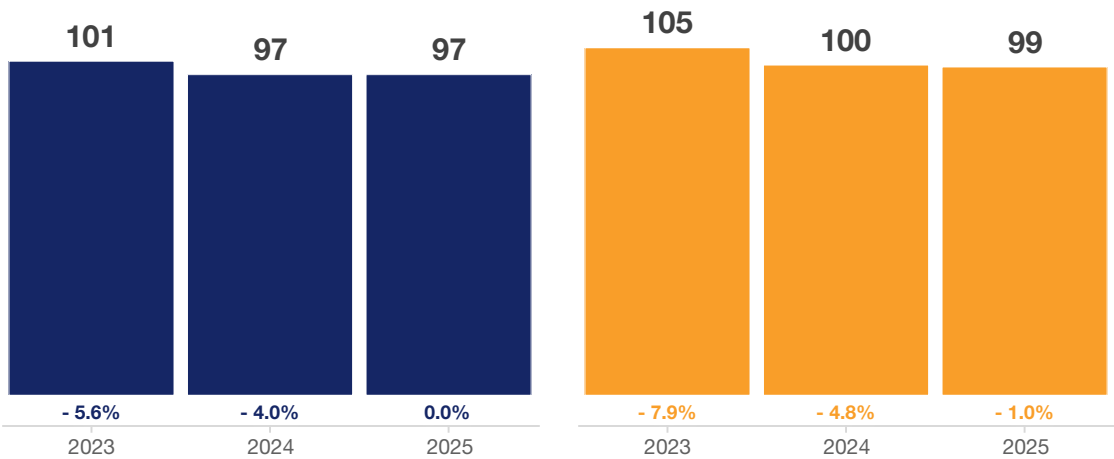
# Housing Affordability Index

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.



## May

## Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Jun-2024	97	98	- 1.0%
Jul-2024	101	101	0.0%
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	103	100	+ 3.0%
Apr-2025	101	98	+ 3.1%
May-2025	97	97	0.0%
12-Month Avg	102	101	+ 1.0%

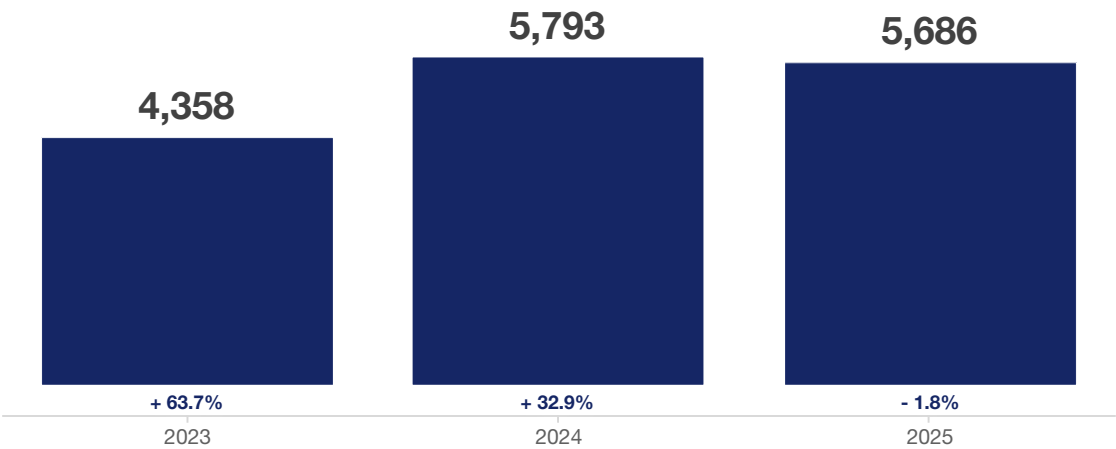
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

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

May



Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2024	4,555	+ 30.9%
Jul-2024	4,613	+ 32.5%
Aug-2024	4,760	+ 27.0%
Sep-2024	4,930	+ 23.5%
Oct-2024	5,076	+ 19.2%
Nov-2024	5,097	+ 15.6%
Dec-2024	4,884	+ 11.5%
Jan-2025	4,945	+ 10.5%
Feb-2025	5,086	+ 6.1%
Mar-2025	5,210	+ 7.1%
Apr-2025	5,607	+ 2.2%
May-2025	5,793	- 1.8%
12-Month Avg	5,788	+ 14.7%

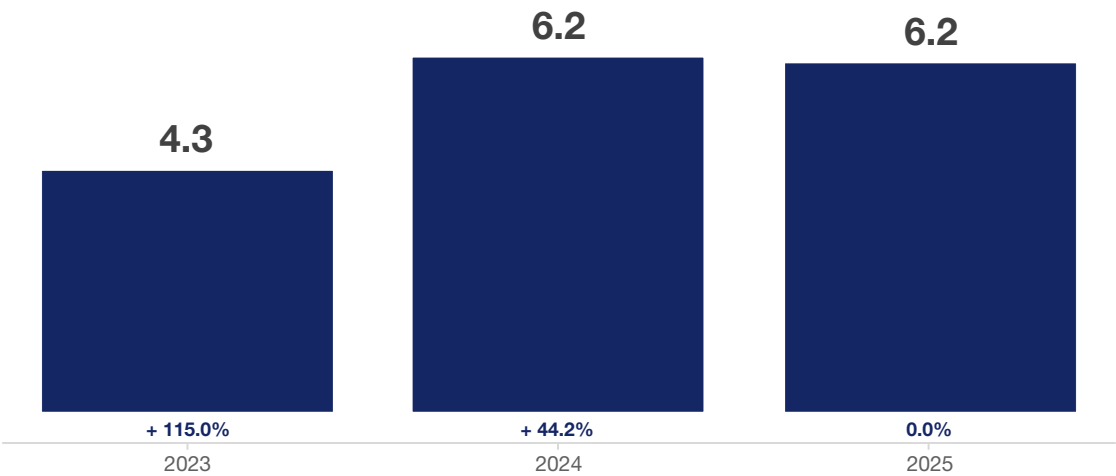
## Historical Inventory of Homes for Sale by Month



# 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-2024	6.5	4.5	+ 44.4%
Jul-2024	6.7	4.6	+ 45.7%
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	5.9	5.1	+ 15.7%
Jan-2025	6.0	5.2	+ 15.4%
Feb-2025	5.9	5.4	+ 9.3%
Mar-2025	6.2	5.6	+ 10.7%
Apr-2025	6.3	6.0	+ 5.0%
May-2025	6.2	6.2	0.0%
12-Month Avg*	6.4	5.3	+ 20.8%

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

## Historical Months Supply of Inventory by Month

