Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area increased 5.9 percent to 1,602. Pending Sales increased 36.0 percent to 1,005. Inventory decreased 9.9 percent to 5,492.

Median Sales Price were dead even with last year. Days on Market increased 15.8 percent to 66. Months Supply of Inventory decreased 14.7 percent to 5.8.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Monthly Snapshot

+ 14.5% - 9.9% + 0.0%

Change in Change in Change in Change in Median Sales Price

All Properties All Properties 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.

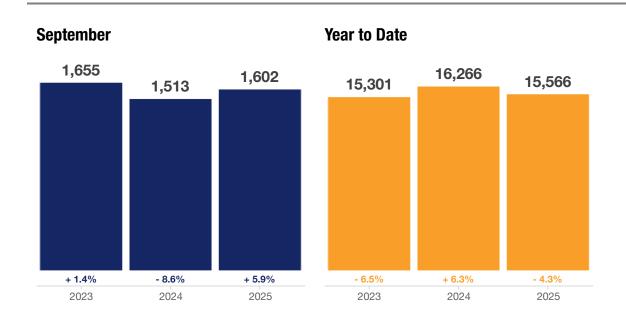


Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	9-2023 3-2024 9-2024 3-2025 9-2025	1,513	1,602	+ 5.9%	16,266	15,566	- 4.3%
Pending Sales	9-2023 3-2024 9-2024 3-2025 9-2025	739	1,005	+ 36.0%	8,595	9,048	+ 5.3%
Closed Sales	9-2023 3-2024 9-2024 3-2025 9-2025	837	958	+ 14.5%	8,372	8,500	+ 1.5%
Days on Market Until Sale	9-2023 3-2024 9-2024 3-2025 9-2025	57	66	+ 15.8%	61	68	+ 11.5%
Median Sales Price	9-2023 3-2024 9-2024 3-2025 9-2025	\$274,900	\$275,000	+ 0.0%	\$275,000	\$280,000	+ 1.8%
Average Sales Price	9-2023 3-2024 9-2024 3-2025 9-2025	\$339,694	\$355,510	+ 4.7%	\$349,085	\$363,157	+ 4.0%
Percent of List Price Received	9-2023 3-2024 9-2024 3-2025 9-2025	96.5%	96.5%	0.0%	96.6%	96.8%	+ 0.2%
Housing Affordability Index	9-2023 3-2024 9-2024 3-2025 9-2025	108	106	- 1.9%	108	104	- 3.7%
Inventory of Homes for Sale	9-2023 3-2024 9-2024 3-2025 9-2025	6,094	5,492	- 9.9%			_
Months Supply of Inventory	9-2023 3-2024 9-2024 3-2025 9-2025	6.8	5.8	- 14.7%	_		_

New Listings

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





		5: V	Year-Over-Year
New Listings		Prior Year	Change
Oct-2024	1,780	1,653	+ 7.7%
Nov-2024	1,357	1,363	- 0.4%
Dec-2024	1,071	1,047	+ 2.3%
Jan-2025	1,585	1,574	+ 0.7%
Feb-2025	1,441	1,593	- 9.5%
Mar-2025	1,913	1,890	+ 1.2%
Apr-2025	2,027	2,196	- 7.7%
May-2025	1,962	2,128	- 7.8%
Jun-2025	1,799	1,829	- 1.6%
Jul-2025	1,716	1,825	- 6.0%
Aug-2025	1,521	1,718	- 11.5%
Sep-2025	1,602	1,513	+ 5.9%
12-Month Avg	1,648	1,694	- 2.7%

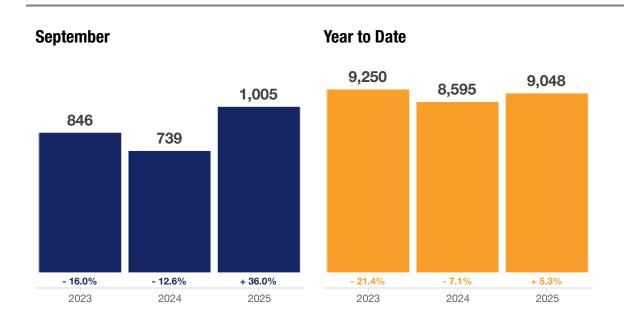
Historical New Listings by Month



Pending Sales

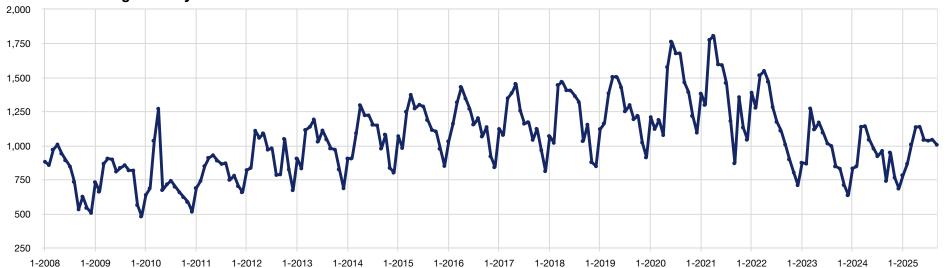
A count of the properties on which offers have been accepted in a given month.





Pending Sales		Prior Year	Year-Over-Year Change
Oct-2024	948	829	+ 14.4%
Nov-2024	764	709	+ 7.8%
Dec-2024	683	634	+ 7.7%
Jan-2025	781	831	- 6.0%
Feb-2025	865	846	+ 2.2%
Mar-2025	1,007	1,137	- 11.4%
Apr-2025	1,135	1,142	- 0.6%
May-2025	1,137	1,042	+ 9.1%
Jun-2025	1,041	977	+ 6.6%
Jul-2025	1,035	921	+ 12.4%
Aug-2025	1,042	960	+ 8.5%
Sep-2025	1,005	739	+ 36.0%
12-Month Avg	954	897	+ 6.4%

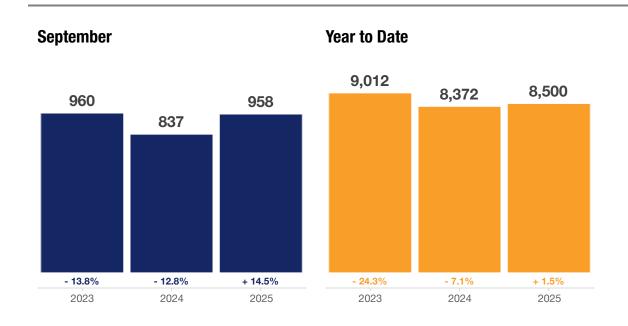
Historical Pending Sales by Month



Closed Sales

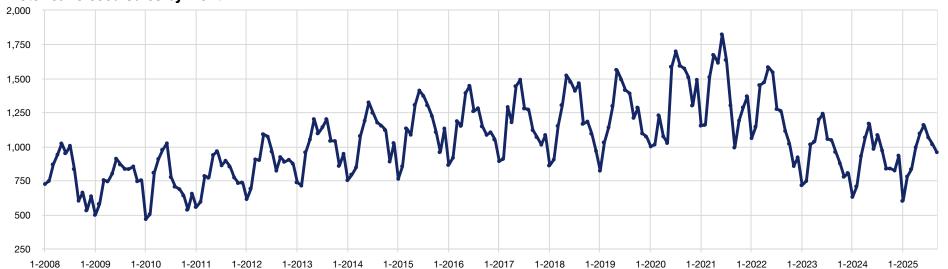
A count of the actual sales that closed in a given month.





			Year-Over-Year
Closed Sales		Prior Year	Change
Oct-2024	838	876	- 4.3%
Nov-2024	823	777	+ 5.9%
Dec-2024	933	805	+ 15.9%
Jan-2025	600	629	- 4.6%
Feb-2025	779	706	+ 10.3%
Mar-2025	832	929	- 10.4%
Apr-2025	994	1,066	- 6.8%
May-2025	1,095	1,168	- 6.3%
Jun-2025	1,158	982	+ 17.9%
Jul-2025	1,067	1,084	- 1.6%
Aug-2025	1,017	971	+ 4.7%
Sep-2025	958	837	+ 14.5%
12-Month Avg	925	903	+ 2.4%

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.

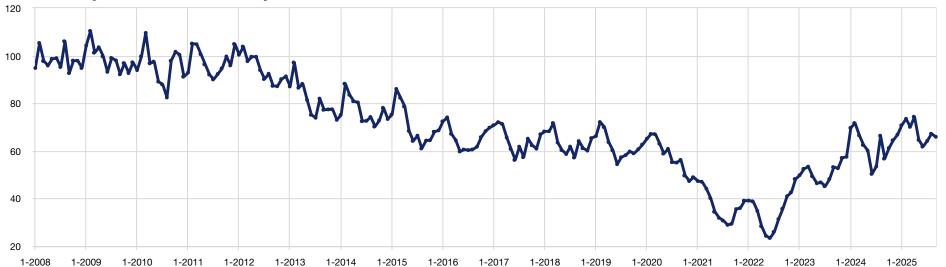


September			Year to Date		
53	57	66		61	68
			49		
+ 47.2% 2023	+ 7.5% 2024	+ 15.8% 2025	+ 58.1% 2023	+ 24.5 %	+ 11.5%

			Year-Over-Year
Days on Market		Prior Year	Change
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	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%
12-Month Avg*	67	60	+ 11.4%

^{*} Days on Market for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

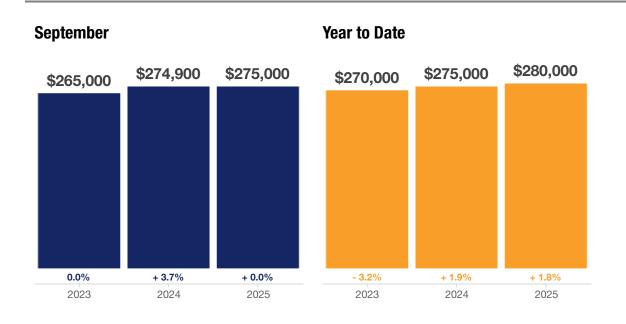
Historical Days on Market Until Sale by Month



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.





			Year-Over-Year
Median Sales Price		Prior Year	Change
Oct-2024	\$269,000	\$263,250	+ 2.2%
Nov-2024	\$265,000	\$257,975	+ 2.7%
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	\$274,835	\$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%
12-Month Avg*	\$278,235	\$270,000	+ 3.1%

^{*} Median Sales Price for all properties from October 2024 through September 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.

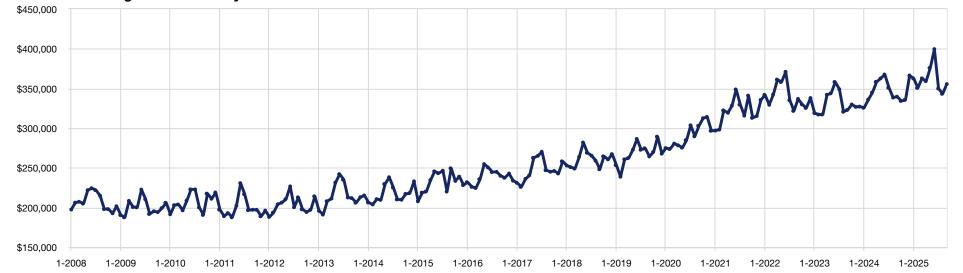


September			Year to Date		
\$322,852	\$339,694	\$355,510	\$334,119	\$349,085	\$363,157
- 4.2% 2023	+ 5.2% 2024	+ 4.7 % 2025	- 3.4 % 2023	+ 4.5%	+ 4.0%

			Year-Over-Year
Avg. Sales Price		Prior Year	Change
Oct-2024	\$334,270	\$329,777	+ 1.4%
Nov-2024	\$335,499	\$326,863	+ 2.6%
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	\$362,734	\$344,859	+ 5.2%
Apr-2025	\$359,169	\$358,296	+ 0.2%
May-2025	\$375,908	\$362,705	+ 3.6%
Jun-2025	\$399,582	\$367,612	+ 8.7%
Jul-2025	\$349,946	\$350,945	- 0.3%
Aug-2025	\$343,222	\$338,586	+ 1.4%
Sep-2025	\$355,510	\$339,694	+ 4.7%
12-Month Avg*	\$359,194	\$344,300	+ 4.3%

^{*} Avg. Sales Price for all properties from October 2024 through September 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.

September			Year to Date		
96.9%	96.5%	96.5%	97.1%	96.6%	96.8%
- 0.1%	- 0.4%	0.0%	- 1.4%	- 0.5%	+ 0.2%
2023	2024	2025	2023	2024	2025

			Year-Over-Year
Pct. of List Price Re	ceived	Prior Year	Change
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%
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%
12-Month Avg*	96.7%	96.6%	+ 0.1%

^{*} Pct. of List Price Received for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

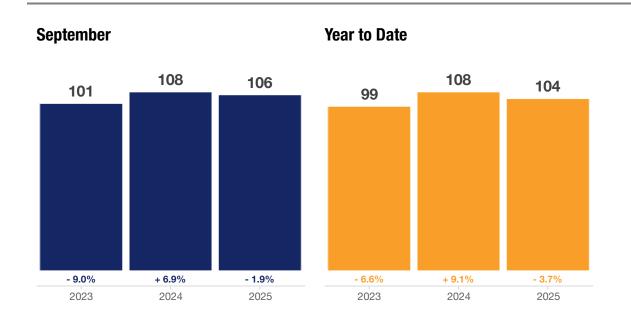
Historical Percent of List Price Received by Month



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
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%
Jun-2025	94	97	- 3.1%
Jul-2025	102	101	+ 1.0%
Aug-2025	101	109	- 7.3%
Sep-2025	106	108	- 1.9%
12-Month Avg	101	103	- 1.9%

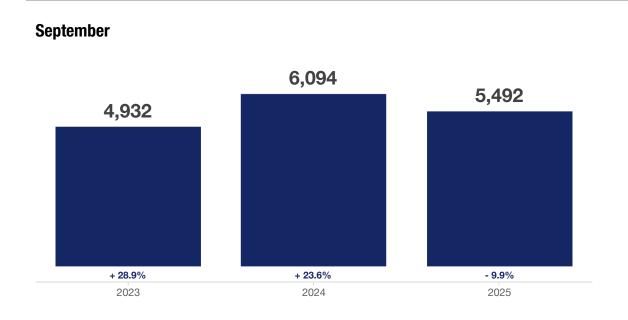
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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





			Year-Over-Year
Homes for Sale		Prior Year	Change
Oct-2024	6,064	5,077	+ 19.4%
Nov-2024	5,907	5,098	+ 15.9%
Dec-2024	5,466	4,883	+ 11.9%
Jan-2025	5,498	4,945	+ 11.2%
Feb-2025	5,441	5,086	+ 7.0%
Mar-2025	5,648	5,209	+ 8.4%
Apr-2025	5,845	5,607	+ 4.2%
May-2025	5,941	5,794	+ 2.5%
Jun-2025	5,940	5,963	- 0.4%
Jul-2025	5,807	6,118	- 5.1%
Aug-2025	5,563	6,052	- 8.1%
Sep-2025	5,492	6,094	- 9.9%
12-Month Avg	5,718	5,494	+ 4.1%

Historical Inventory of Homes for Sale by Month



Months Supply of Inventory





September						
	6.8					
5.1		5.8				
+ 70.0%	+ 33.3%	- 14.7%				
2023	2024	2025				

			Year-Over-Year	
Months Supply	Prior Year		Change	
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	6.3	+ 3.2%	
Jun-2025	6.5	6.5	0.0%	
Jul-2025	6.3	6.7	- 6.0%	
Aug-2025	6.0	6.7	- 10.4%	
Sep-2025	5.8	6.8	- 14.7%	
12-Month Avg*	6.2	5.9	+ 5.8%	

^{*} Months Supply for all properties from October 2024 through September 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

