Monthly Indicators

NOMAR
EST. 1915
The Voice of Real Estate

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 6.2 percent to 1,610. Pending Sales decreased 4.7 percent to 903. Inventory decreased 11.8 percent to 5,739.

Median Sales Price decreased 5.6 percent from $286,000 to $270,000. Days on Market increased 1.5 percent to 68. Months Supply of Inventory decreased 14.7 percent to 5.8.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

+ 0.7%	- 11.8%	- 5.6%
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.

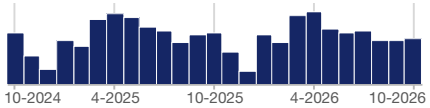
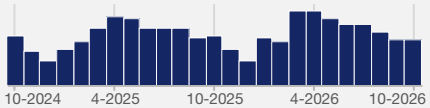
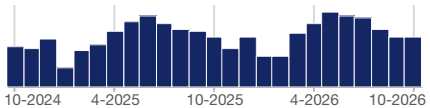
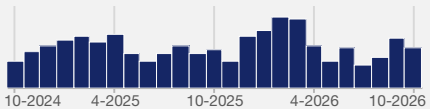
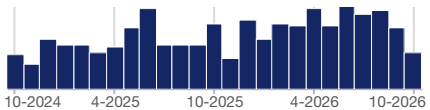
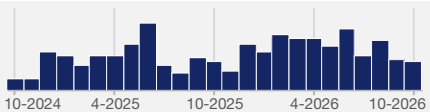
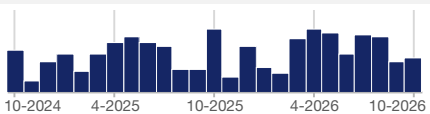
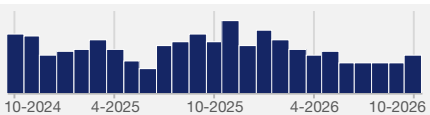
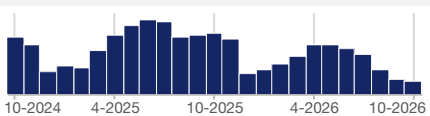
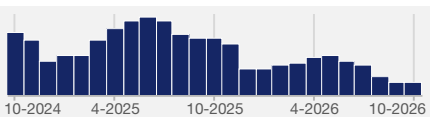
Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Current as of November 7, 2026. All data from New Orleans Metropolitan Association of REALTORS®. Report © 2026 ShowingTime Plus, LLC.

Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.

NOMAR
EST. 1915
The Voice of Real Estate

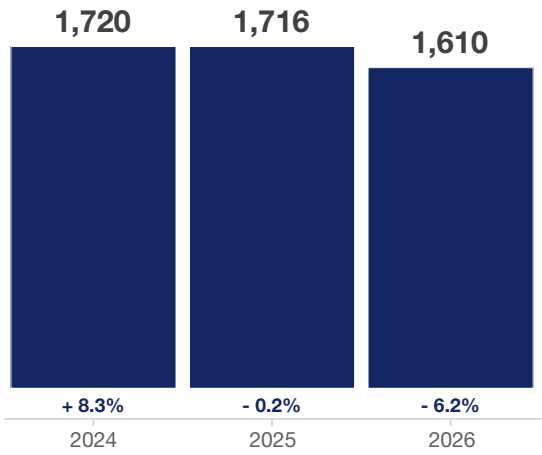
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,716	**1,610**	- 6.2%	17,567	**17,392**	- 1.0%
Pending Sales		948	**903**	- 4.7%	10,078	**10,375**	+ 2.9%
Closed Sales		947	**954**	+ 0.7%	9,695	**10,110**	+ 4.3%
Days on Market Until Sale		67	**68**	+ 1.5%	68	**69**	+ 1.5%
Median Sales Price		$286,000	**$270,000**	- 5.6%	$279,000	**$287,000**	+ 2.9%
Average Sales Price		$352,376	**$352,605**	+ 0.1%	$359,269	**$370,025**	+ 3.0%
Percent of List Price Received		97.1%	**96.6%**	- 0.5%	96.7%	**96.8%**	+ 0.1%
Housing Affordability Index		107	**103**	- 3.7%	109	**97**	- 11.0%
Inventory of Homes for Sale		6,508	**5,739**	- 11.8%	—	**—**	—
Months Supply of Inventory		6.8	**5.8**	- 14.7%	—	**—**	—

New Listings

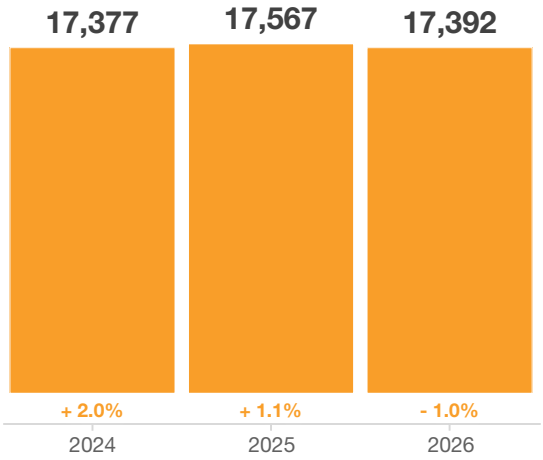
A count of the properties that have been newly listed on the market in a given month.

NOMAR EST. 1915 The Voice of Real Estate

October

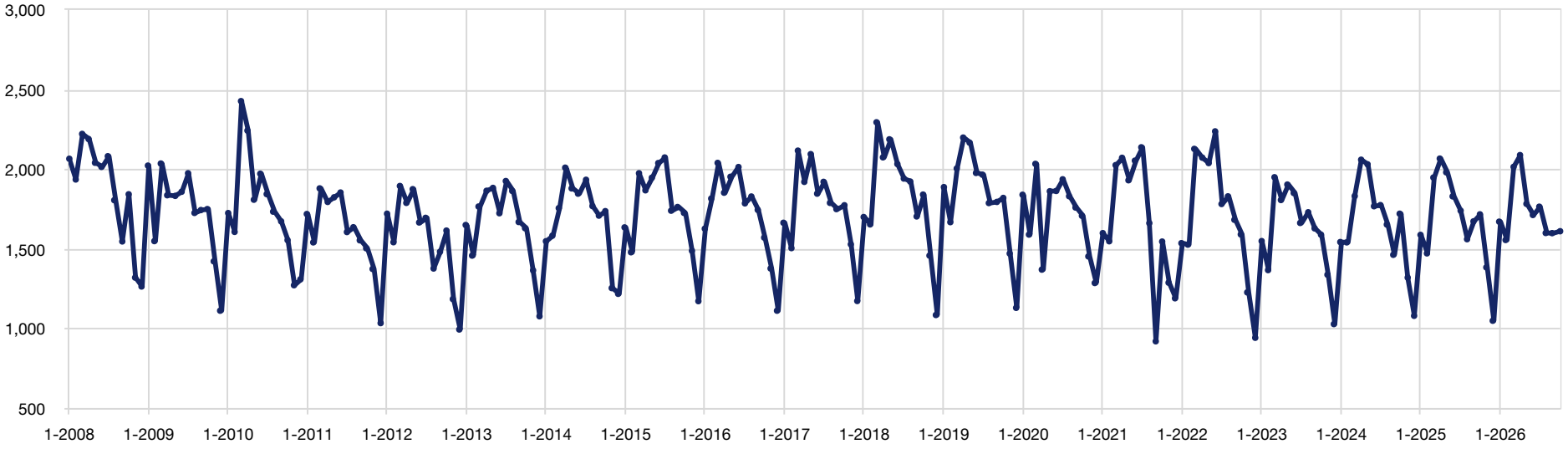


Year to Date



New Listings		Prior Year	Year-Over-Year Change
Nov-2025	1,383	1,319	+ 4.9%
Dec-2025	1,048	1,079	- 2.9%
Jan-2026	1,670	1,587	+ 5.2%
Feb-2026	1,555	1,471	+ 5.7%
Mar-2026	2,014	1,947	+ 3.4%
Apr-2026	2,088	2,066	+ 1.1%
May-2026	1,782	1,980	- 10.0%
Jun-2026	1,712	1,829	- 6.4%
Jul-2026	1,764	1,739	+ 1.4%
Aug-2026	1,599	1,560	+ 2.5%
Sep-2026	1,598	1,672	- 4.4%
Oct-2026	**1,610**	**1,716**	**- 6.2%**
12-Month Avg	1,652	1,664	- 0.7%

Historical New Listings by Month

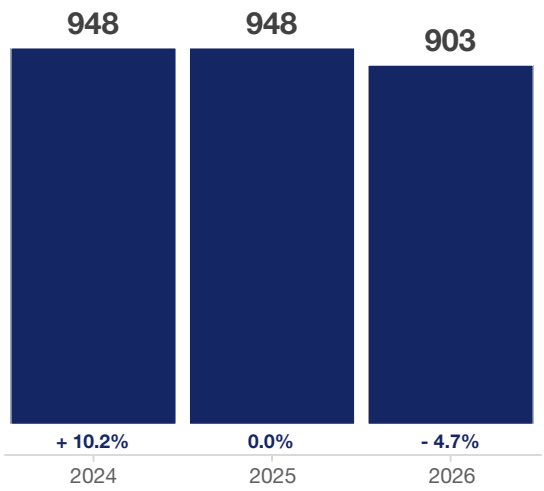


Pending Sales

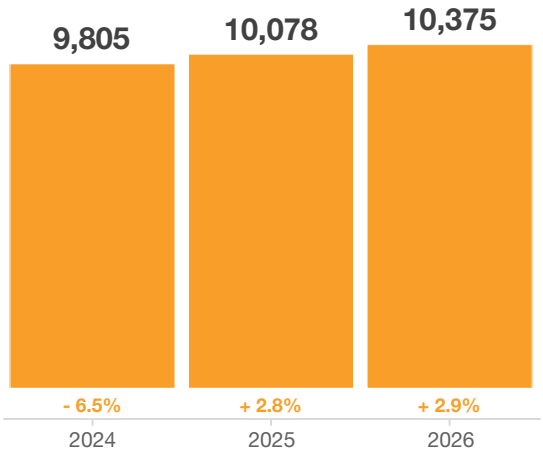
A count of the properties on which offers have been accepted in a given month.

NOMAR EST. 1915 The Voice of Real Estate

October

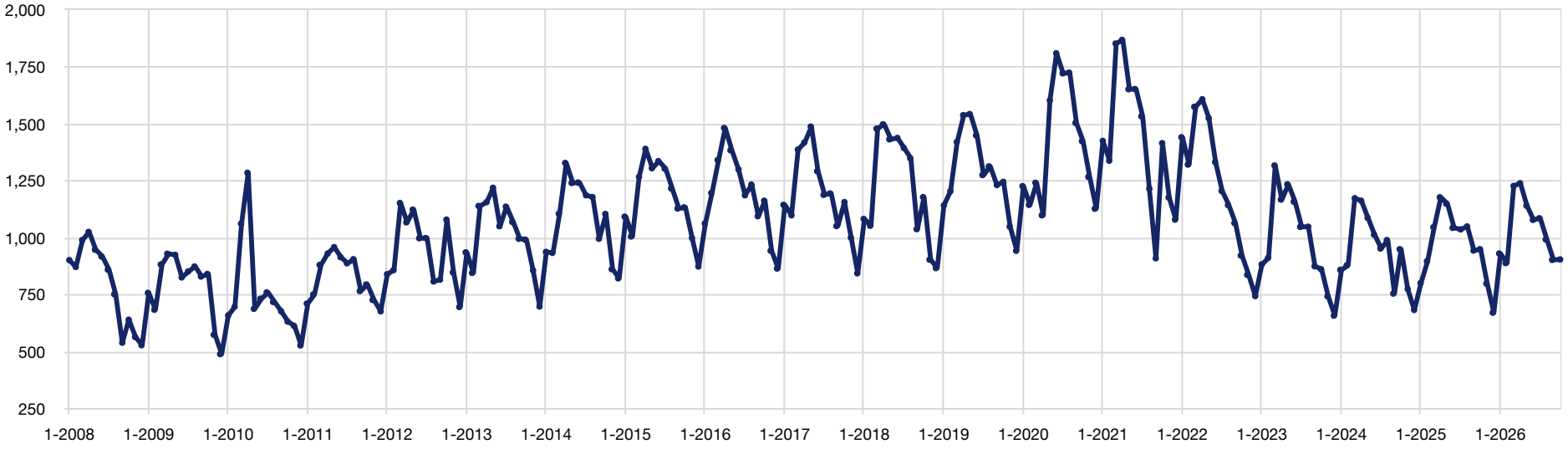


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
Nov-2025	797	773	+ 3.1%
Dec-2025	669	681	- 1.8%
Jan-2026	929	799	+ 16.3%
Feb-2026	887	895	- 0.9%
Mar-2026	1,226	1,045	+ 17.3%
Apr-2026	1,238	1,176	+ 5.3%
May-2026	1,139	1,148	- 0.8%
Jun-2026	1,077	1,042	+ 3.4%
Jul-2026	1,084	1,035	+ 4.7%
Aug-2026	991	1,048	- 5.4%
Sep-2026	901	942	- 4.4%
Oct-2026	**903**	**948**	**- 4.7%**
12-Month Avg	987	961	+ 2.7%

Historical Pending Sales by Month

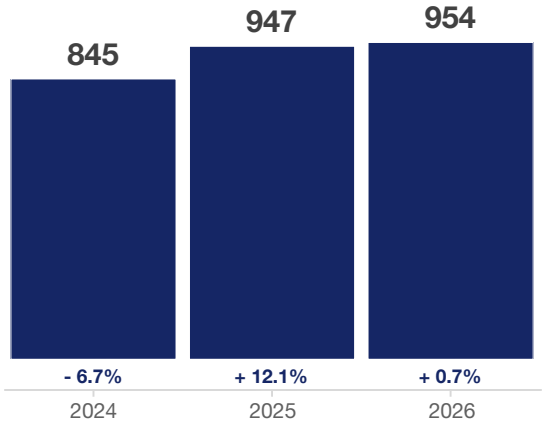


Closed Sales

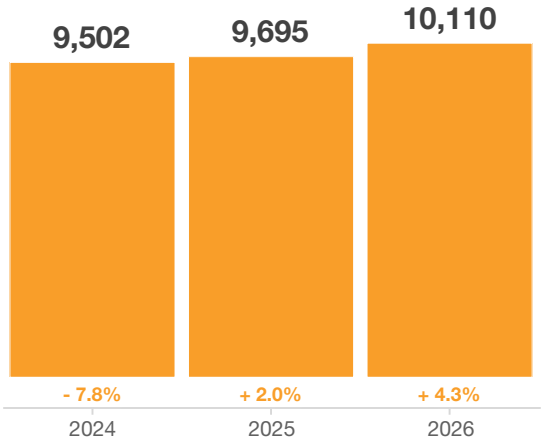
A count of the actual sales that closed in a given month.

NOMAR EST. 1915 The Voice of Real Estate

October

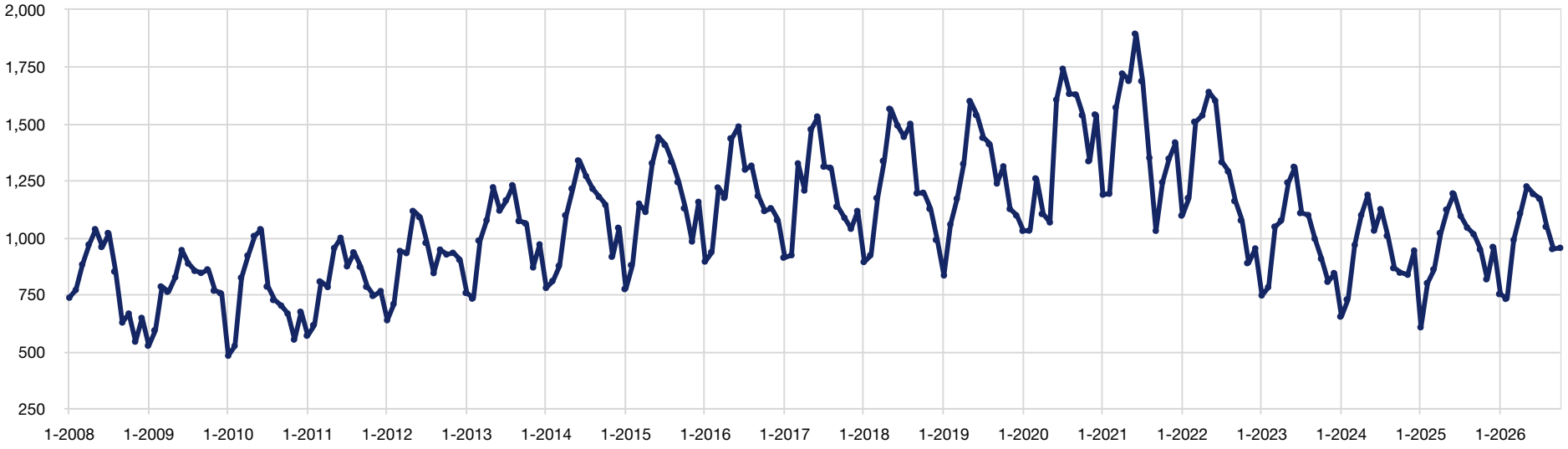


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
Nov-2025	816	836	- 2.4%
Dec-2025	958	942	+ 1.7%
Jan-2026	751	605	+ 24.1%
Feb-2026	730	799	- 8.6%
Mar-2026	989	859	+ 15.1%
Apr-2026	1,105	1,019	+ 8.4%
May-2026	1,224	1,122	+ 9.1%
Jun-2026	1,191	1,193	- 0.2%
Jul-2026	1,170	1,094	+ 6.9%
Aug-2026	1,047	1,043	+ 0.4%
Sep-2026	949	1,014	- 6.4%
Oct-2026	**954**	**947**	**+ 0.7%**
12-Month Avg	990	956	+ 3.6%

Historical Closed Sales by Month

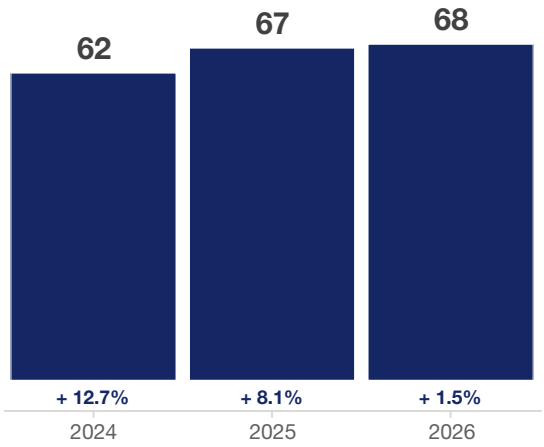


Days on Market Until Sale

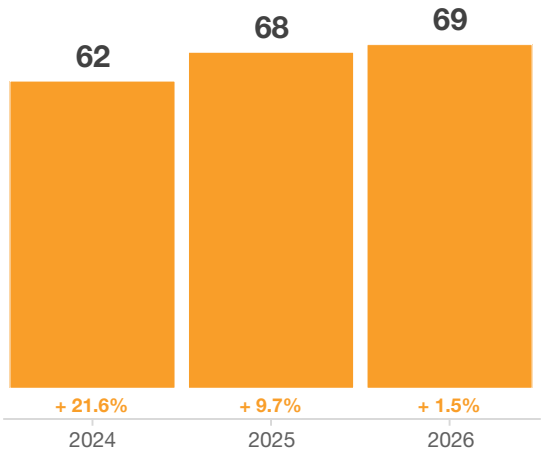
Average number of days between when a property is listed and when an offer is accepted in a given month.

NOMAR
EST. 1915
The Voice of Real Estate

October



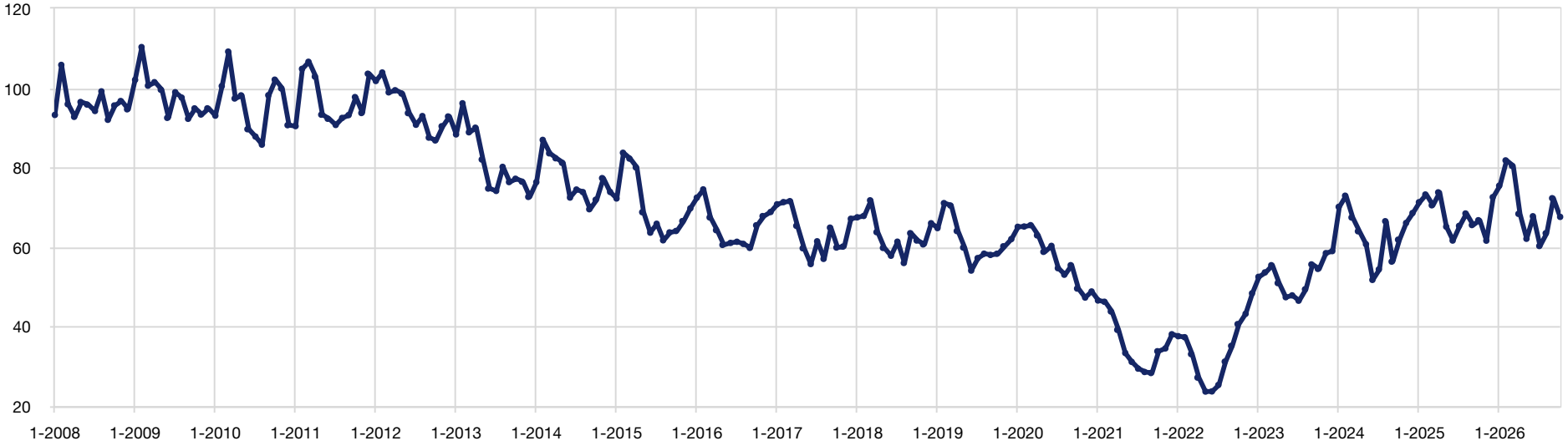
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
Nov-2025	62	66	- 6.1%
Dec-2025	73	69	+ 5.8%
Jan-2026	75	71	+ 5.6%
Feb-2026	82	73	+ 12.3%
Mar-2026	80	71	+ 12.7%
Apr-2026	68	74	- 8.1%
May-2026	62	65	- 4.6%
Jun-2026	68	62	+ 9.7%
Jul-2026	60	65	- 7.7%
Aug-2026	63	68	- 7.4%
Sep-2026	72	66	+ 9.1%
Oct-2026	**68**	**67**	**+ 1.5%**
12-Month Avg*	69	68	+ 1.7%

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

Historical Days on Market Until Sale by Month

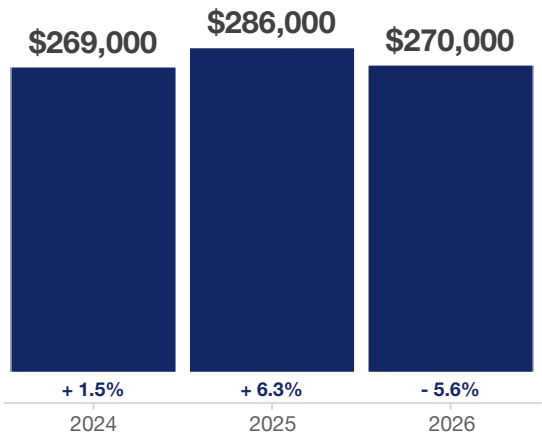


Median Sales Price

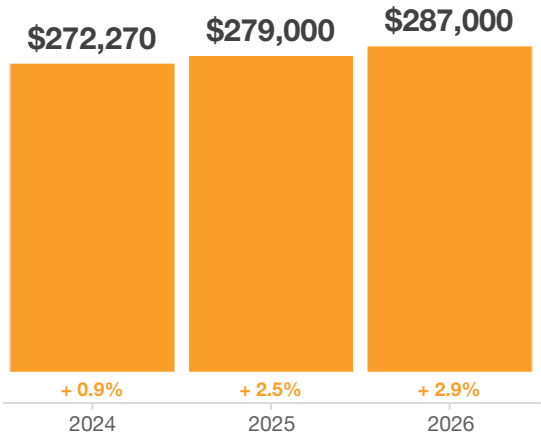
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

NOMAR EST. 1915 The Voice of Real Estate

October



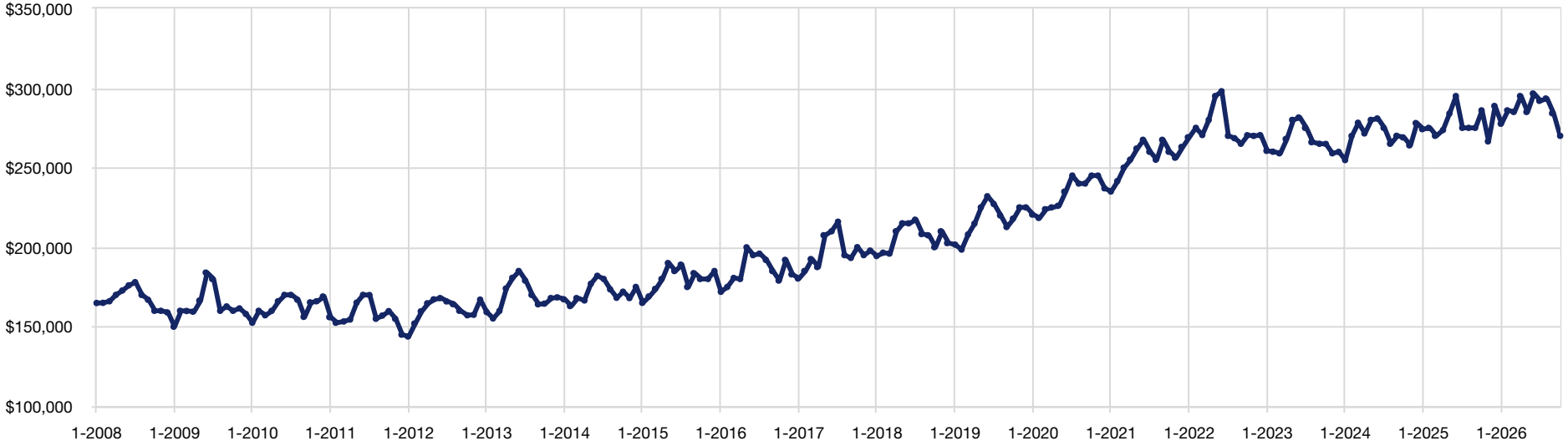
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
Nov-2025	$266,500	$264,000	+ 0.9%
Dec-2025	$288,760	$278,000	+ 3.9%
Jan-2026	$277,595	$274,185	+ 1.2%
Feb-2026	$286,000	$275,000	+ 4.0%
Mar-2026	$285,000	$270,000	+ 5.6%
Apr-2026	$295,000	$273,645	+ 7.8%
May-2026	$285,000	$284,000	+ 0.4%
Jun-2026	$296,585	$295,000	+ 0.5%
Jul-2026	$292,000	$275,000	+ 6.2%
Aug-2026	$293,450	$275,000	+ 6.7%
Sep-2026	$284,195	$275,000	+ 3.3%
Oct-2026	**$270,000**	**$286,000**	**- 5.6%**
12-Month Avg*	$285,000	$277,068	+ 2.9%

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

Historical Median Sales Price by Month

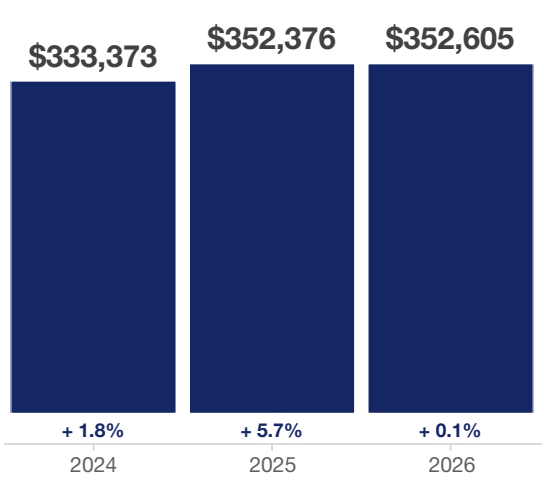


Average Sales Price

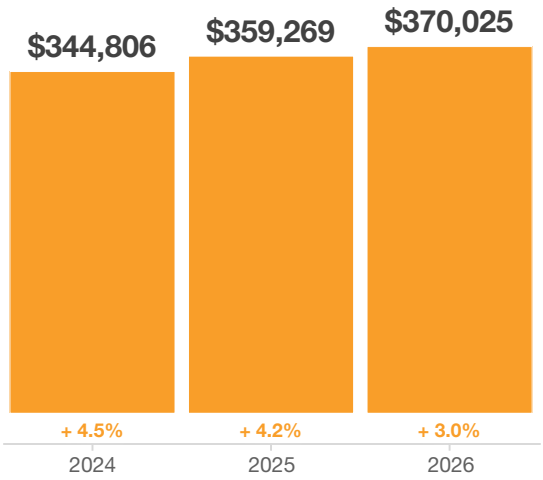
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

NOMAR
EST. 1915
The Voice of Real Estate

October



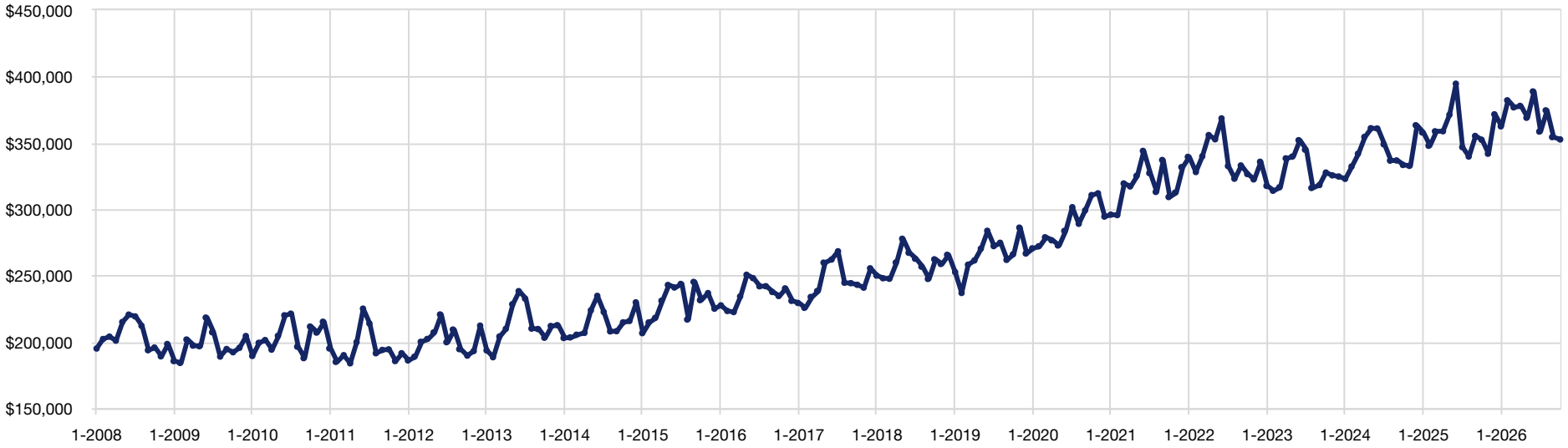
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
Nov-2025	$341,826	$332,700	+ 2.7%
Dec-2025	$371,518	$363,300	+ 2.3%
Jan-2026	$362,484	$357,847	+ 1.3%
Feb-2026	$382,091	$347,853	+ 9.8%
Mar-2026	$376,789	$358,738	+ 5.0%
Apr-2026	$377,889	$358,793	+ 5.3%
May-2026	$368,957	$371,188	- 0.6%
Jun-2026	$388,766	$394,622	- 1.5%
Jul-2026	$358,540	$346,813	+ 3.4%
Aug-2026	$374,531	$339,730	+ 10.2%
Sep-2026	$354,372	$355,228	- 0.2%
Oct-2026	**$352,605**	**$352,376**	**+ 0.1%**
12-Month Avg*	$368,200	$357,665	+ 2.9%

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

Historical Average Sales Price by Month

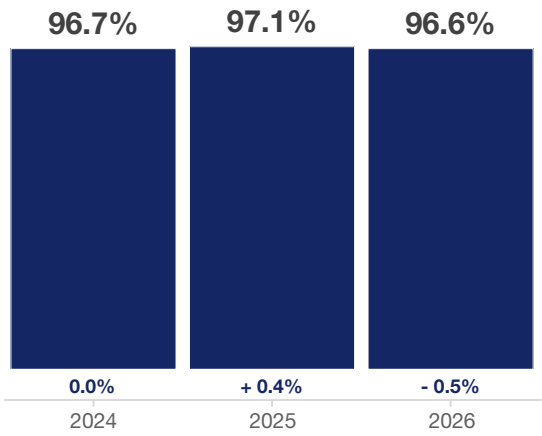


Percent of List Price Received

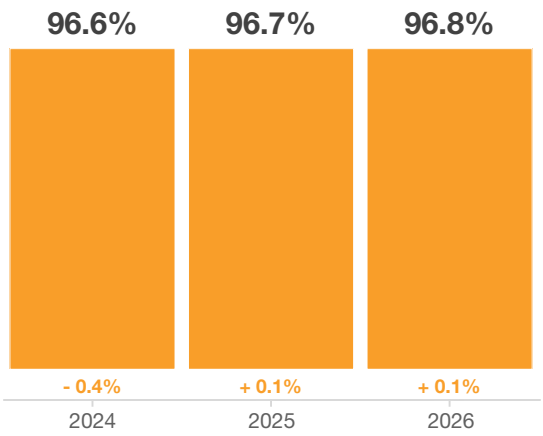
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

NOMAR
EST. 1915
The Voice of Real Estate

October



Year to Date



Pct. of List Price Received		Prior Year	Year-Over-Year Change
Nov-2025	96.3%	96.2%	+ 0.1%
Dec-2025	96.8%	96.5%	+ 0.3%
Jan-2026	96.5%	96.7%	- 0.2%
Feb-2026	96.3%	96.4%	- 0.1%
Mar-2026	96.9%	96.7%	+ 0.2%
Apr-2026	97.1%	96.9%	+ 0.2%
May-2026	97.0%	97.0%	0.0%
Jun-2026	96.7%	96.9%	- 0.2%
Jul-2026	97.0%	96.8%	+ 0.2%
Aug-2026	97.0%	96.4%	+ 0.6%
Sep-2026	96.5%	96.4%	+ 0.1%
Oct-2026	**96.6%**	**97.1%**	**- 0.5%**
12-Month Avg*	96.8%	96.7%	+ 0.1%

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

Historical Percent of List Price Received by Month

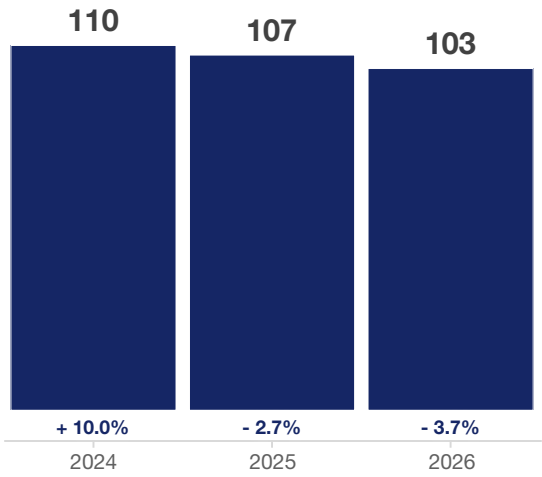


Housing Affordability Index

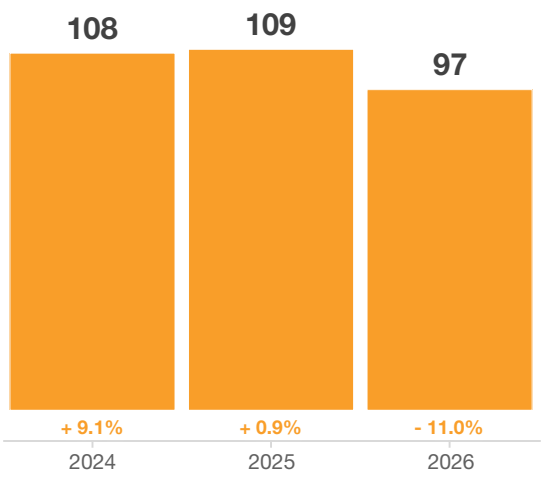
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

NOMAR EST. 1915 The Voice of Real Estate

October

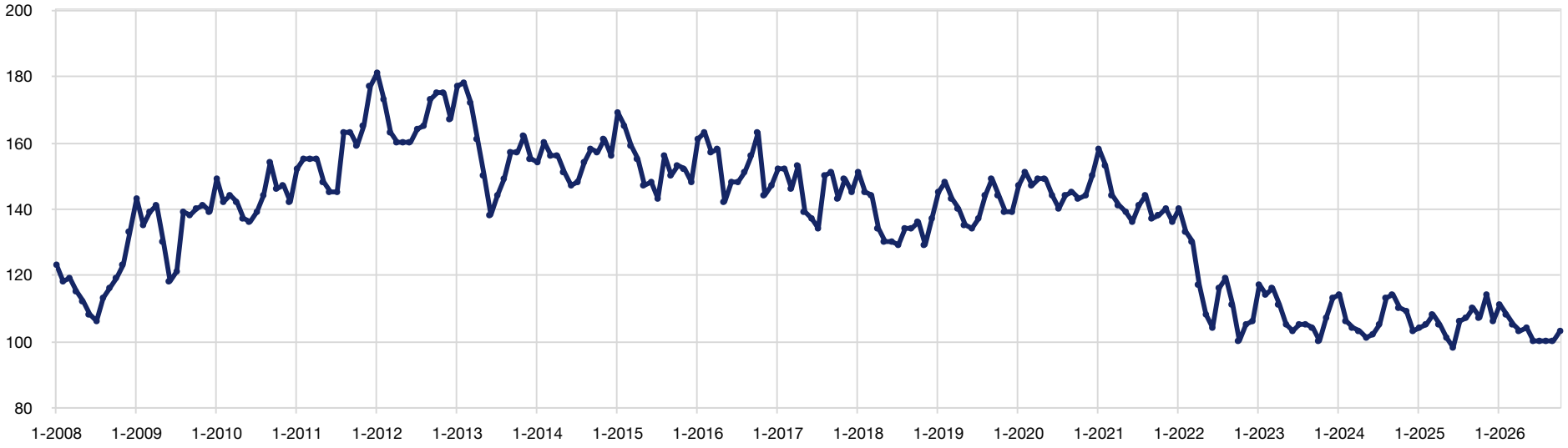


Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
Nov-2025	114	109	+ 4.6%
Dec-2025	106	103	+ 2.9%
Jan-2026	111	104	+ 6.7%
Feb-2026	108	105	+ 2.9%
Mar-2026	105	108	- 2.8%
Apr-2026	103	105	- 1.9%
May-2026	104	101	+ 3.0%
Jun-2026	100	98	+ 2.0%
Jul-2026	100	106	- 5.7%
Aug-2026	100	107	- 6.5%
Sep-2026	100	110	- 9.1%
Oct-2026	**103**	**107**	**- 3.7%**
12-Month Avg	105	105	0.0%

Historical Housing Affordability Index by Month

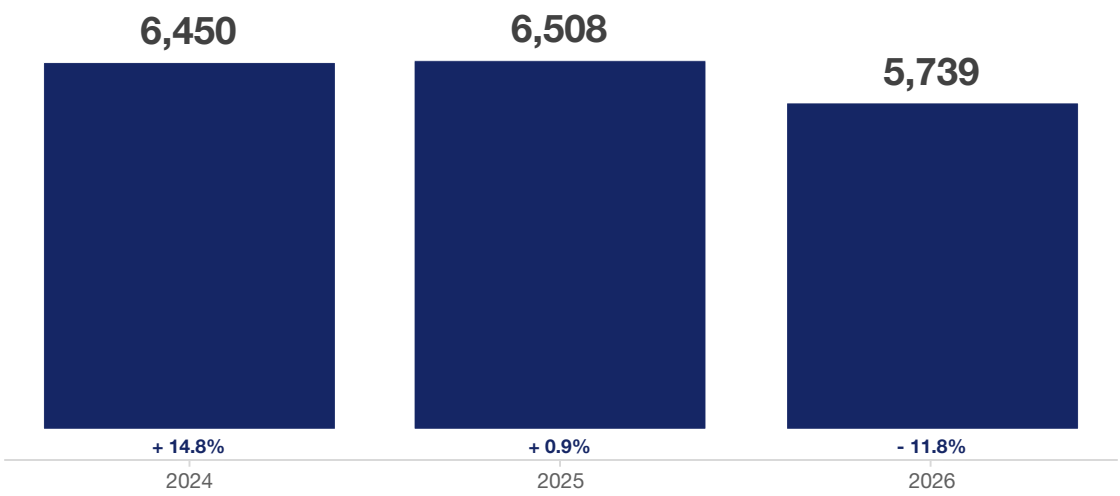


Inventory of Homes for Sale

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

NOMAR
EST. 1915
The Voice of Real Estate

October



Homes for Sale		Prior Year	Year-Over-Year Change
Nov-2025	6,411	6,316	+ 1.5%
Dec-2025	5,846	5,891	- 0.8%
Jan-2026	5,911	5,985	- 1.2%
Feb-2026	6,025	5,961	+ 1.1%
Mar-2026	6,134	6,221	- 1.4%
Apr-2026	6,319	6,488	- 2.6%
May-2026	6,339	6,644	- 4.6%
Jun-2026	6,251	6,749	- 7.4%
Jul-2026	6,160	6,712	- 8.2%
Aug-2026	5,907	6,470	- 8.7%
Sep-2026	5,755	6,495	- 11.4%
Oct-2026	**5,739**	**6,508**	**- 11.8%**
12-Month Avg	6,066	6,370	- 4.8%

Historical Inventory of Homes for Sale by Month

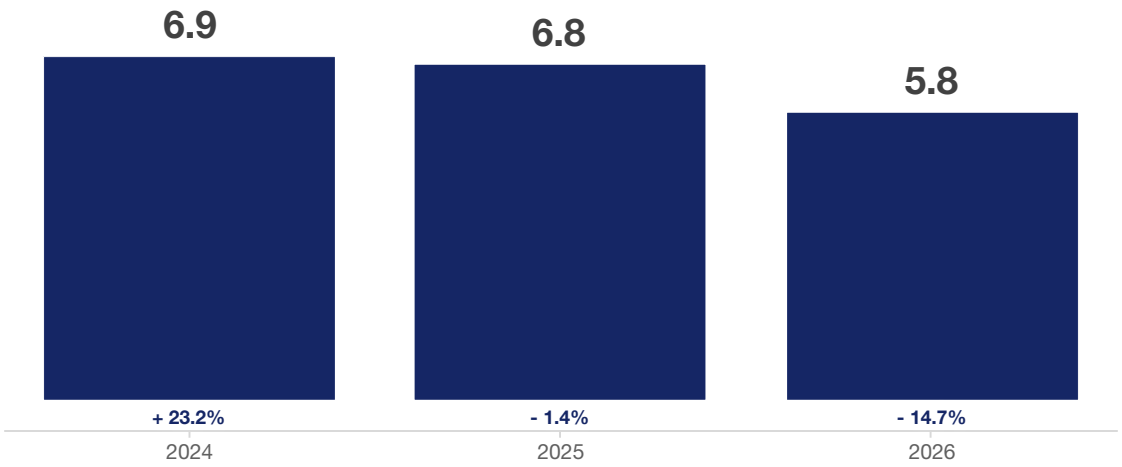


Months Supply of Inventory

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.

NOMAR
EST. 1915
The Voice of Real Estate

October



Months Supply		Prior Year	Year-Over-Year Change
Nov-2025	6.7	6.7	0.0%
Dec-2025	6.1	6.3	- 3.2%
Jan-2026	6.1	6.4	- 4.7%
Feb-2026	6.2	6.4	- 3.1%
Mar-2026	6.2	6.7	- 7.5%
Apr-2026	6.4	7.0	- 8.6%
May-2026	6.4	7.1	- 9.9%
Jun-2026	6.3	7.2	- 12.5%
Jul-2026	6.2	7.1	- 12.7%
Aug-2026	5.9	6.8	- 13.2%
Sep-2026	5.8	6.8	- 14.7%
Oct-2026	**5.8**	**6.8**	**- 14.7%**
12-Month Avg*	6.2	6.8	- 9.1%

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

Historical Months Supply of Inventory by Month

