

Monthly Indicators



October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area decreased 7.8 percent to 1,641. Pending Sales increased 4.3 percent to 990. Inventory decreased 9.3 percent to 5,498.

Median Sales Price increased 7.4 percent from \$269,000 to \$289,000. Days on Market increased 8.2 percent to 66. Months Supply of Inventory decreased 13.4 percent to 5.8.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot

+ 8.2%	- 9.3%	+ 7.4%
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.



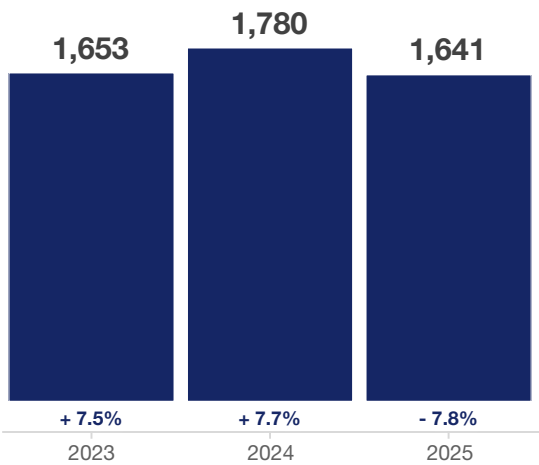
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Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,780	1,641	- 7.8%	18,046	17,234	- 4.5%
Pending Sales		949	990	+ 4.3%	9,544	9,965	+ 4.4%
Closed Sales		838	907	+ 8.2%	9,210	9,443	+ 2.5%
Days on Market Until Sale		61	66	+ 8.2%	61	67	+ 9.8%
Median Sales Price		\$269,000	\$289,000	+ 7.4%	\$274,750	\$280,000	+ 1.9%
Average Sales Price		\$334,270	\$356,281	+ 6.6%	\$347,735	\$362,500	+ 4.2%
Percent of List Price Received		96.7%	97.3%	+ 0.6%	96.7%	96.8%	+ 0.1%
Housing Affordability Index		106	102	- 3.8%	104	105	+ 1.0%
Inventory of Homes for Sale		6,064	5,498	- 9.3%	—	—	—
Months Supply of Inventory		6.7	5.8	- 13.4%	—	—	—

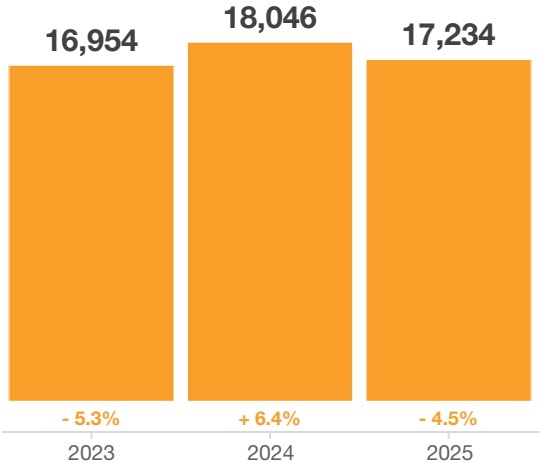
New Listings

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

October

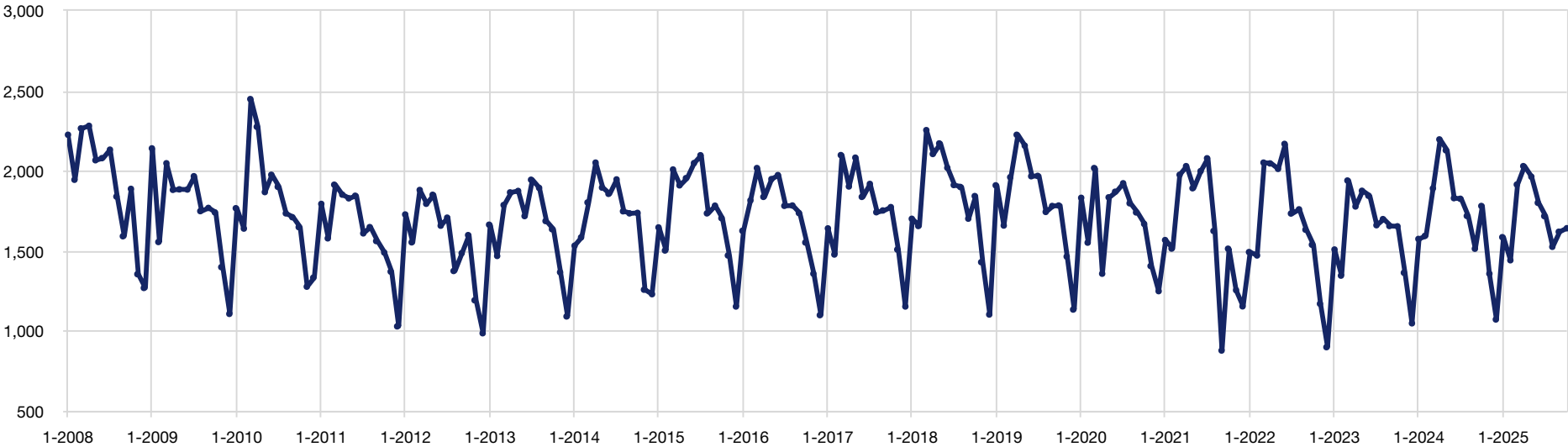


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
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	1,914	1,890	+ 1.3%
Apr-2025	2,029	2,196	- 7.6%
May-2025	1,963	2,128	- 7.8%
Jun-2025	1,800	1,829	- 1.6%
Jul-2025	1,717	1,825	- 5.9%
Aug-2025	1,525	1,718	- 11.2%
Sep-2025	1,619	1,513	+ 7.0%
Oct-2025	1,641	1,780	- 7.8%
12-Month Avg	1,639	1,705	- 3.9%

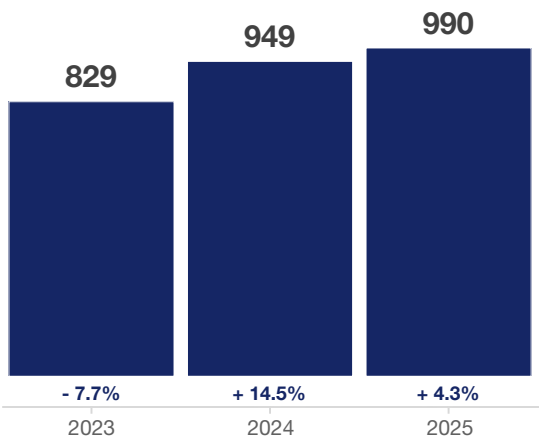
Historical New Listings by Month



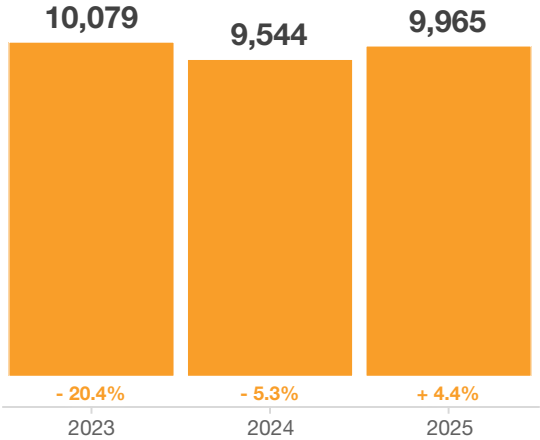
Pending Sales

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

October

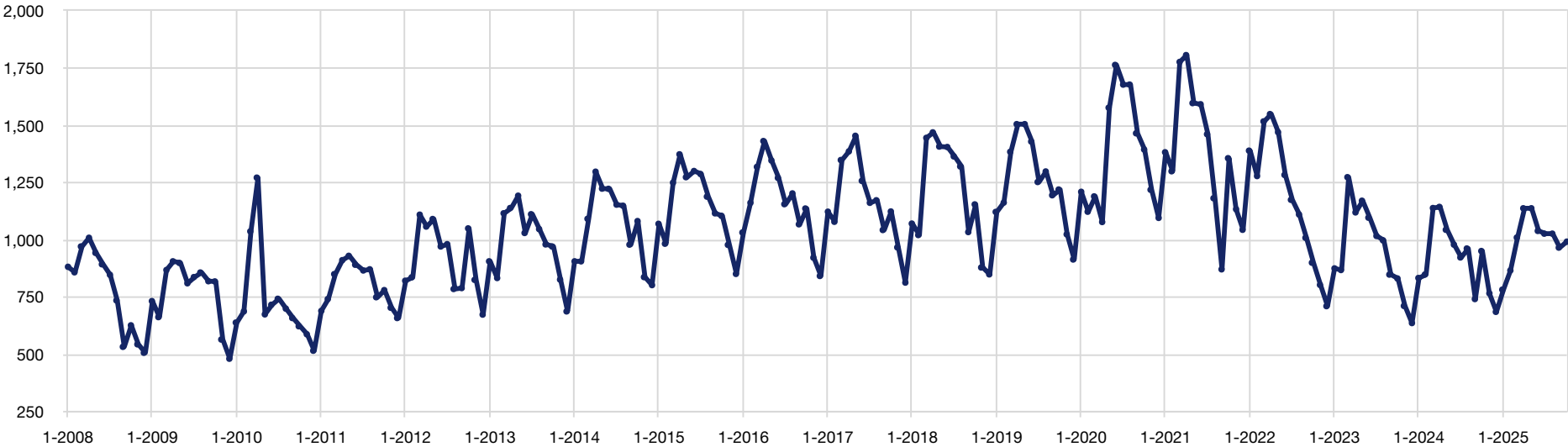


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
Nov-2024	764	709 + 7.8%
Dec-2024	683	634 + 7.7%
Jan-2025	780	831 - 6.1%
Feb-2025	864	846 + 2.1%
Mar-2025	1,008	1,137 - 11.3%
Apr-2025	1,136	1,142 - 0.5%
May-2025	1,136	1,042 + 9.0%
Jun-2025	1,037	977 + 6.1%
Jul-2025	1,025	921 + 11.3%
Aug-2025	1,025	960 + 6.8%
Sep-2025	964	739 + 30.4%
Oct-2025	990	949 + 4.3%
12-Month Avg	951	907 + 4.9%

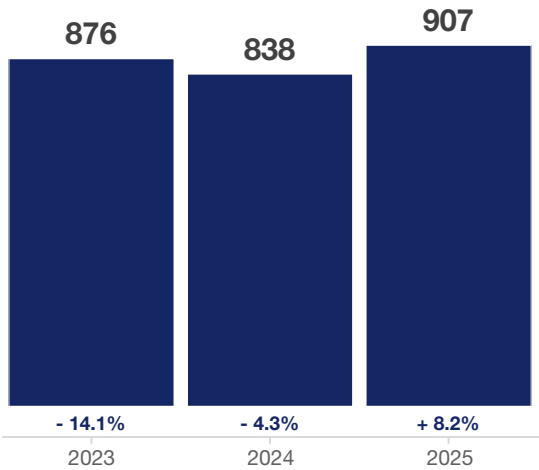
Historical Pending Sales by Month



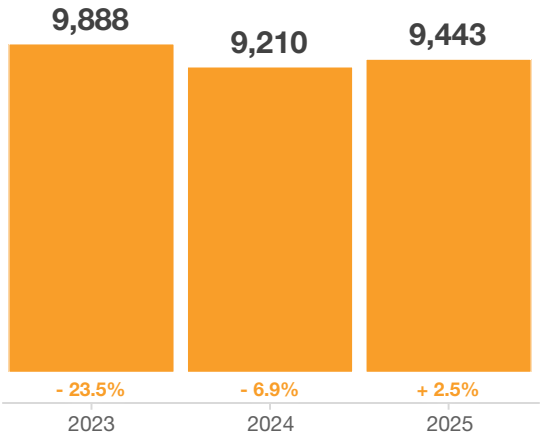
Closed Sales

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

October

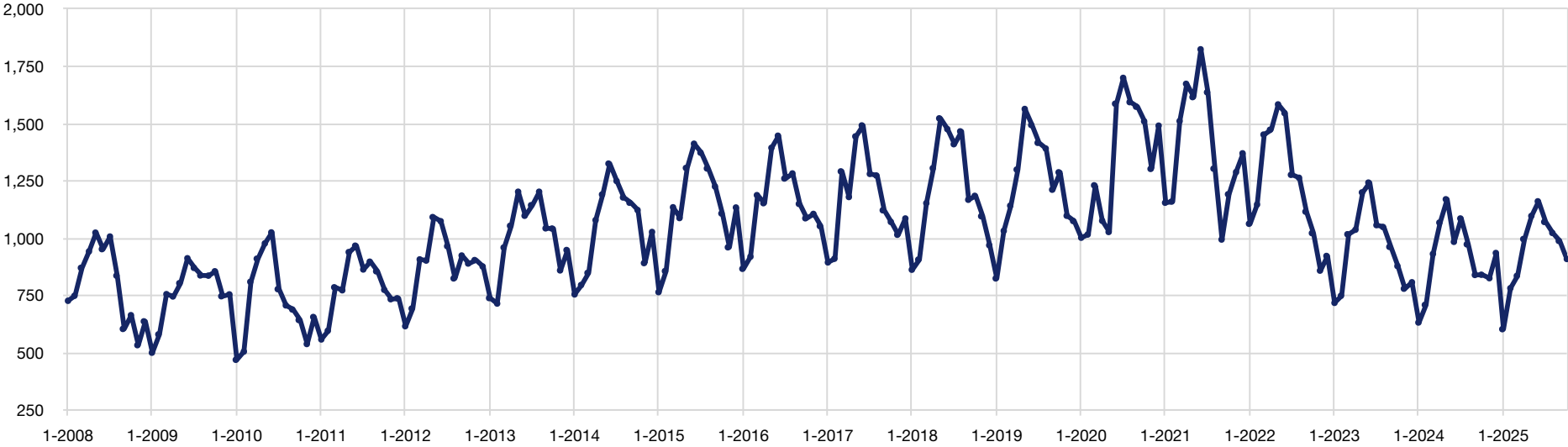


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
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	833	929 - 10.3%
Apr-2025	994	1,066 - 6.8%
May-2025	1,095	1,168 - 6.3%
Jun-2025	1,159	982 + 18.0%
Jul-2025	1,069	1,084 - 1.4%
Aug-2025	1,021	971 + 5.1%
Sep-2025	986	837 + 17.8%
Oct-2025	907	838 + 8.2%
12-Month Avg	933	899 + 3.8%

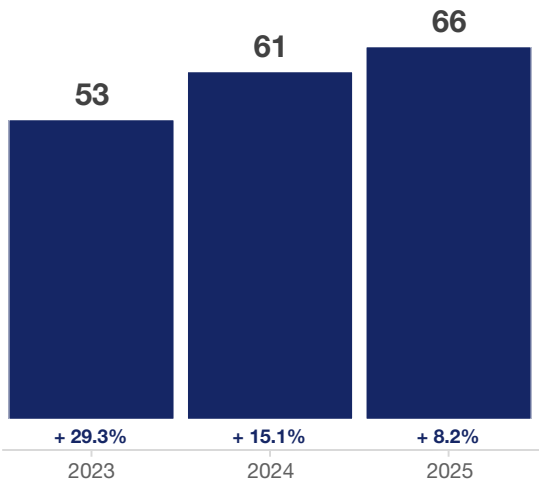
Historical Closed Sales by Month



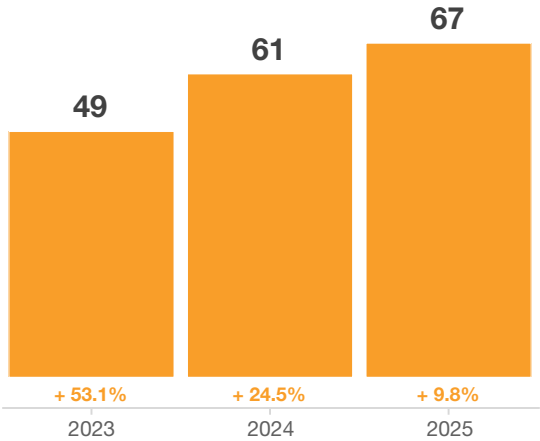
Days on Market Until Sale

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

October



Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	65	57	+ 14.0%
Oct-2025	66	61	+ 8.2%
12-Month Avg*	67	61	+ 10.5%

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

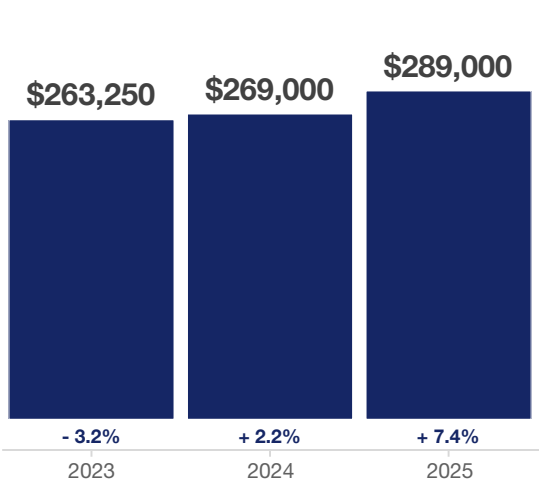
Historical Days on Market Until Sale by Month



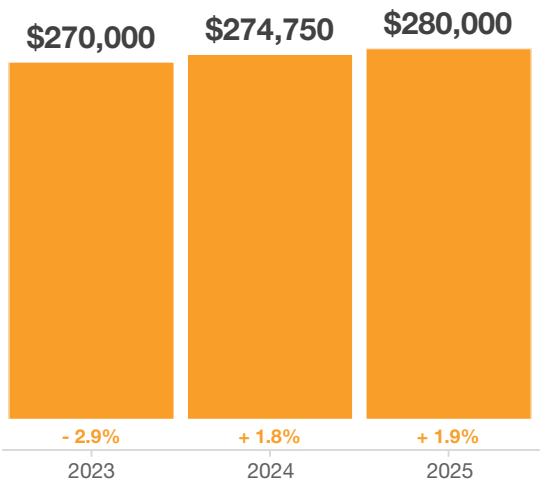
Median Sales Price

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

October



Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$274,918	\$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%
12-Month Avg*	\$279,900	\$270,260	+ 3.6%

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

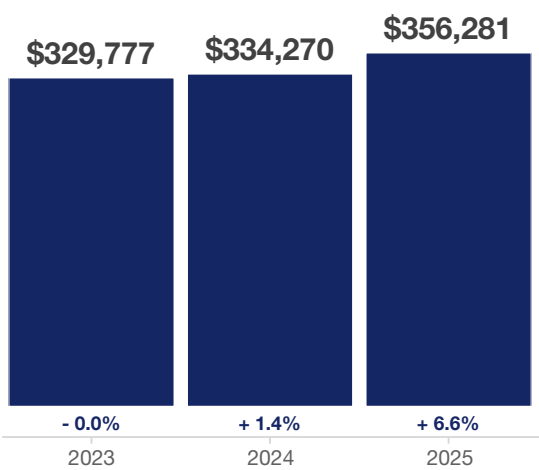
Historical Median Sales Price by Month



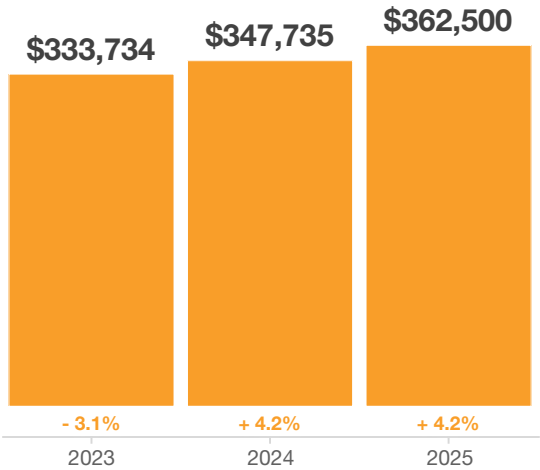
Average Sales Price

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

October



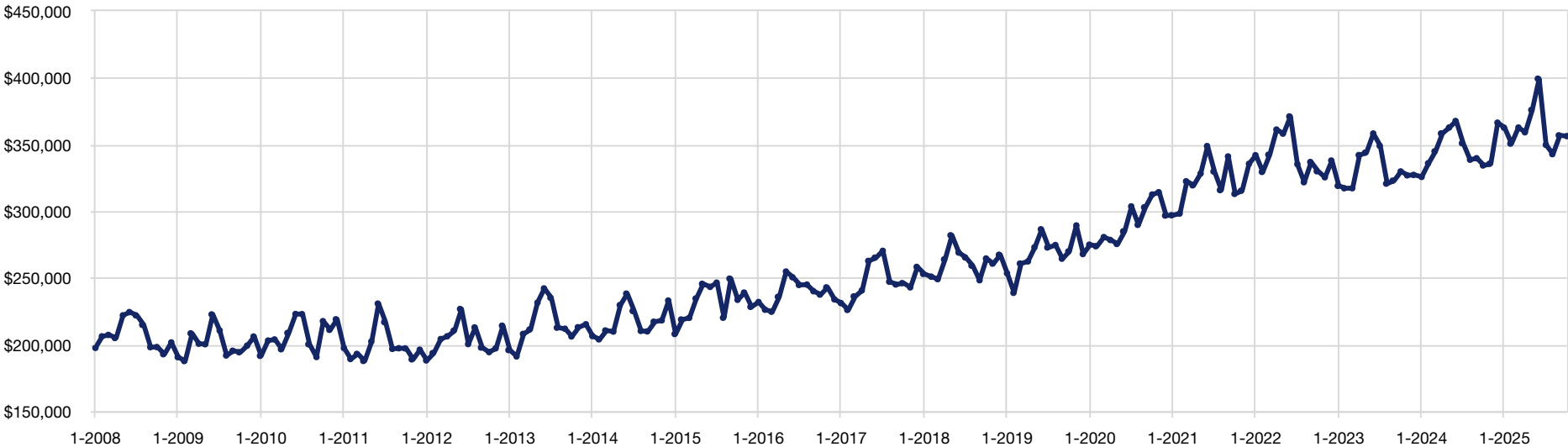
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
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	\$362,719	\$344,859	+ 5.2%
Apr-2025	\$359,169	\$358,296	+ 0.2%
May-2025	\$375,908	\$362,705	+ 3.6%
Jun-2025	\$399,323	\$367,612	+ 8.6%
Jul-2025	\$349,717	\$350,945	- 0.3%
Aug-2025	\$342,748	\$338,586	+ 1.2%
Sep-2025	\$356,855	\$339,694	+ 5.1%
Oct-2025	\$356,281	\$334,270	+ 6.6%
12-Month Avg*	\$360,838	\$344,702	+ 4.7%

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

Historical Average Sales Price by Month

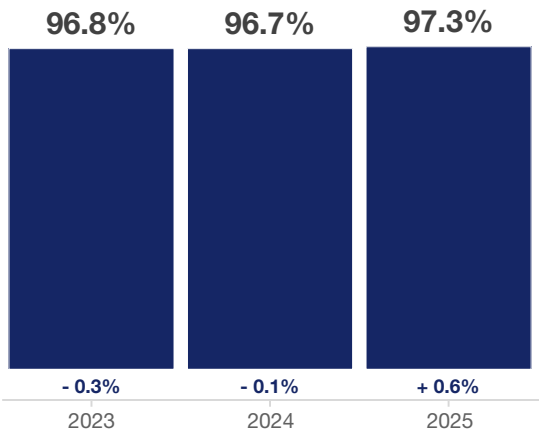


Percent of List Price Received

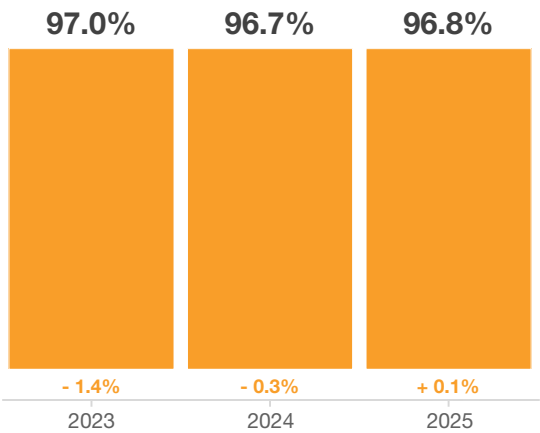
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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%
Oct-2025	97.3%	96.7%	+ 0.6%
12-Month Avg*	96.8%	96.6%	+ 0.1%

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

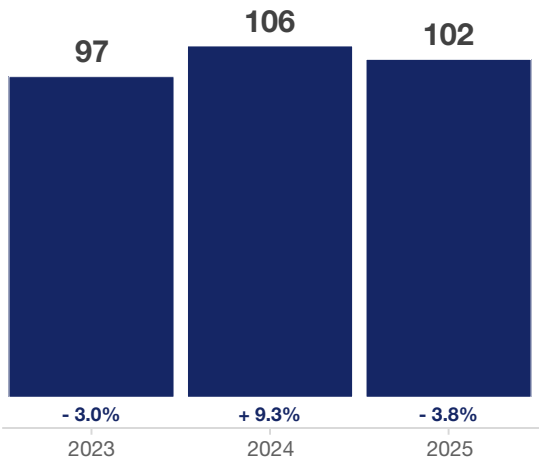
Historical Percent of List Price Received by Month



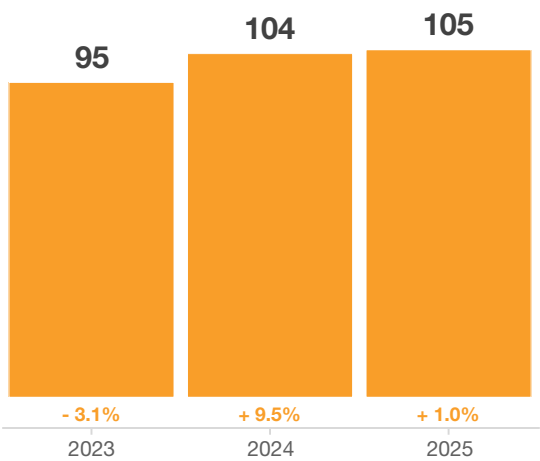
Housing Affordability Index

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.

October



Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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	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%
12-Month Avg	101	103	- 1.9%

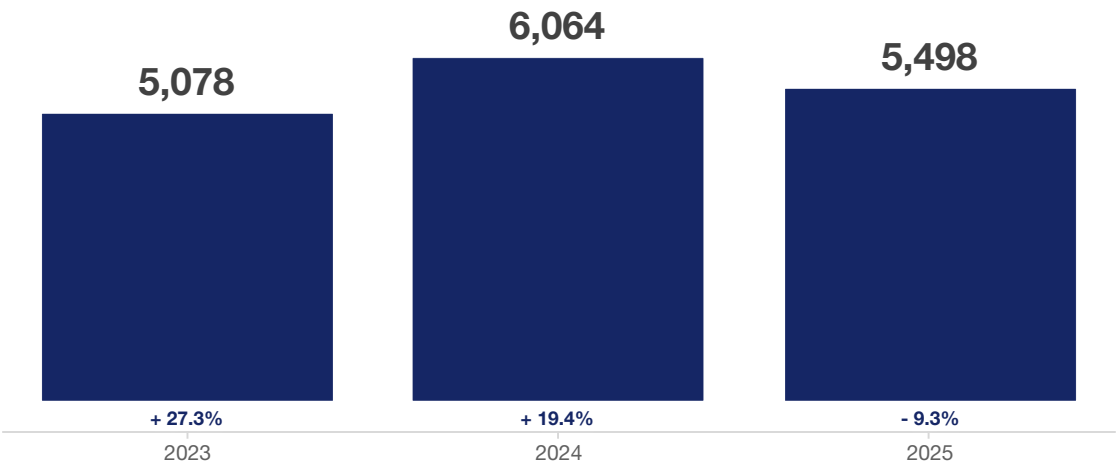
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

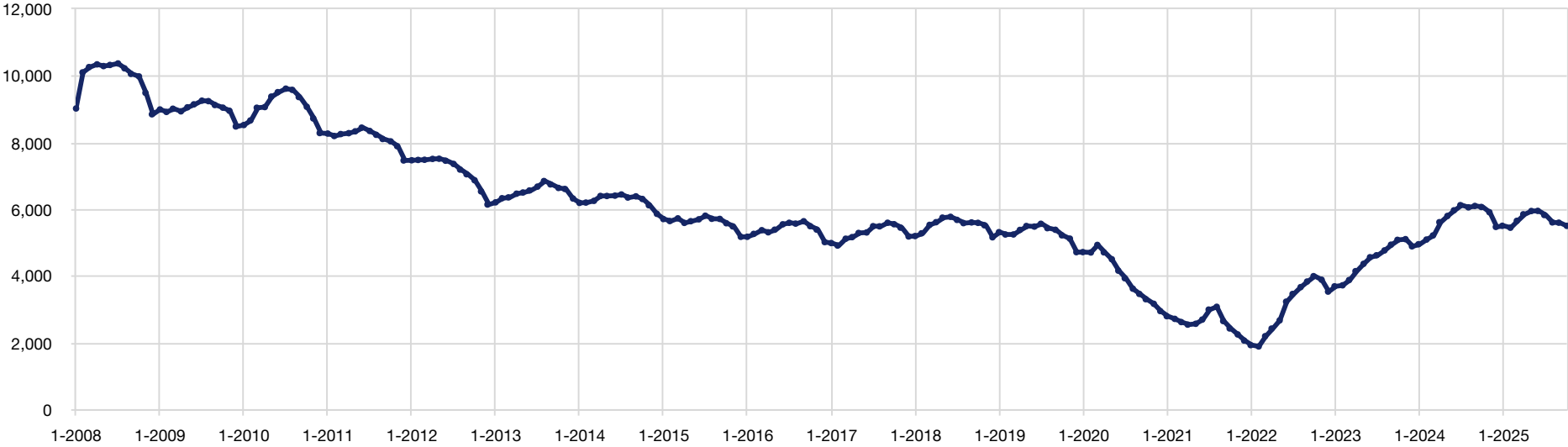
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale		Prior Year	Year-Over-Year Change
Nov-2024	5,907	5,099	+ 15.8%
Dec-2024	5,466	4,884	+ 11.9%
Jan-2025	5,499	4,946	+ 11.2%
Feb-2025	5,442	5,087	+ 7.0%
Mar-2025	5,648	5,210	+ 8.4%
Apr-2025	5,845	5,608	+ 4.2%
May-2025	5,943	5,795	+ 2.6%
Jun-2025	5,947	5,964	- 0.3%
Jul-2025	5,823	6,119	- 4.8%
Aug-2025	5,602	6,053	- 7.5%
Sep-2025	5,593	6,095	- 8.2%
Oct-2025	5,498	6,064	- 9.3%
12-Month Avg	5,684	5,577	+ 1.9%

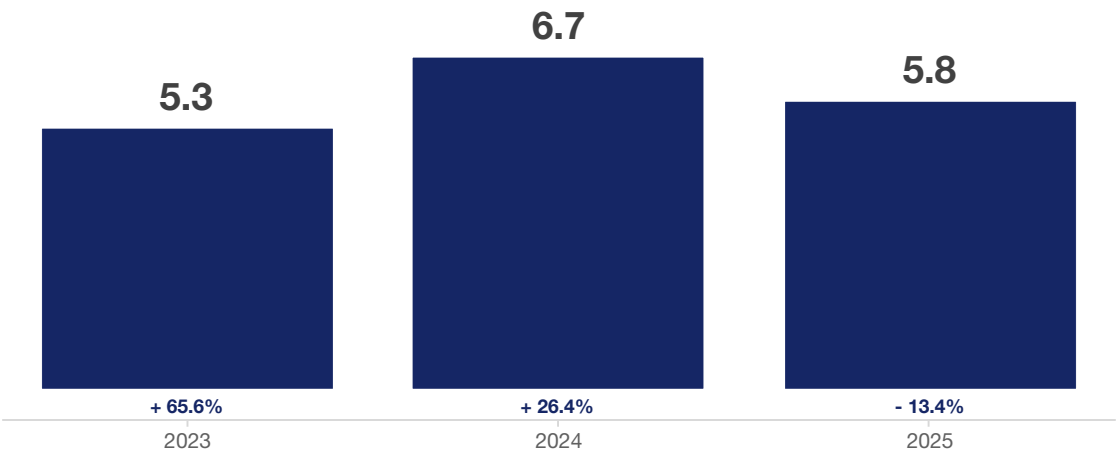
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply		Prior Year	Year-Over-Year Change
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	5.9	6.8	- 13.2%
Oct-2025	5.8	6.7	- 13.4%
12-Month Avg*	6.2	6.0	+ 2.8%

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

Historical Months Supply of Inventory by Month

