

# Monthly Indicators



## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the New Orleans Metropolitan Association of REALTORS® service area increased 2.0 percent to 1,521. Pending Sales increased 6.4 percent to 945. Inventory decreased 3.4 percent to 5,373.

Median Sales Price increased 4.0 percent from \$275,000 to \$286,000. Days on Market increased 10.8 percent to 82. Months Supply of Inventory decreased 6.8 percent to 5.5.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Monthly Snapshot

**- 12.6%**

Change in  
**Closed Sales**  
All Properties

**- 3.4%**

Change in  
**Homes for Sale**  
All Properties

**+ 4.0%**

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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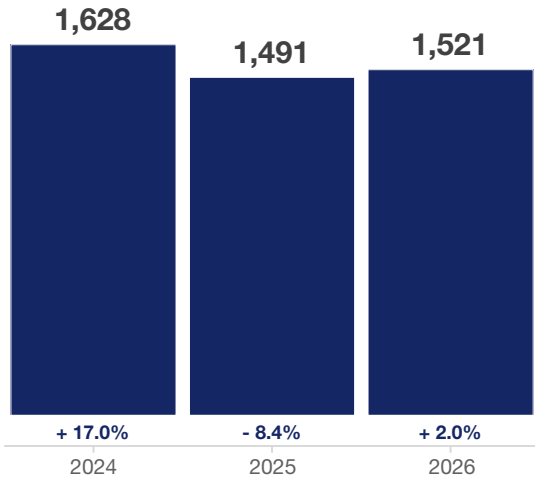
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,491	<b>1,521</b>	+ 2.0%	3,118	<b>3,219</b>	+ 3.2%
<b>Pending Sales</b>		888	<b>945</b>	+ 6.4%	1,694	<b>1,886</b>	+ 11.3%
<b>Closed Sales</b>		807	<b>705</b>	- 12.6%	1,424	<b>1,451</b>	+ 1.9%
<b>Days on Market Until Sale</b>		74	<b>82</b>	+ 10.8%	73	<b>79</b>	+ 8.2%
<b>Median Sales Price</b>		\$275,000	<b>\$286,000</b>	+ 4.0%	\$275,000	<b>\$282,950</b>	+ 2.9%
<b>Average Sales Price</b>		\$347,211	<b>\$376,094</b>	+ 8.3%	\$351,935	<b>\$368,501</b>	+ 4.7%
<b>Percent of List Price Received</b>		96.5%	<b>96.3%</b>	- 0.2%	96.6%	<b>96.4%</b>	- 0.2%
<b>Housing Affordability Index</b>		105	<b>108</b>	+ 2.9%	105	<b>110</b>	+ 4.8%
<b>Inventory of Homes for Sale</b>		5,561	<b>5,373</b>	- 3.4%	—	—	—
<b>Months Supply of Inventory</b>		5.9	<b>5.5</b>	- 6.8%	—	—	—

# New Listings

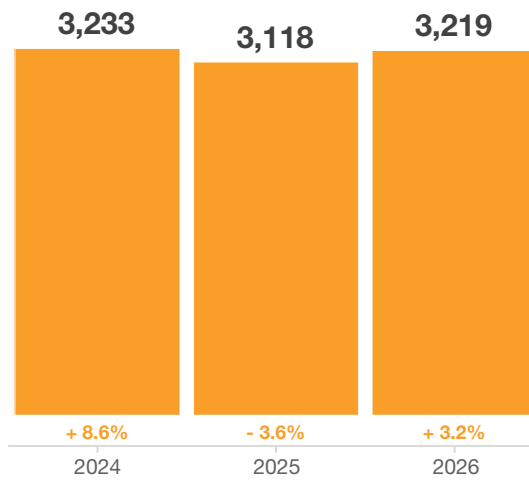
A count of the properties that have been newly listed on the market in a given month.



## February

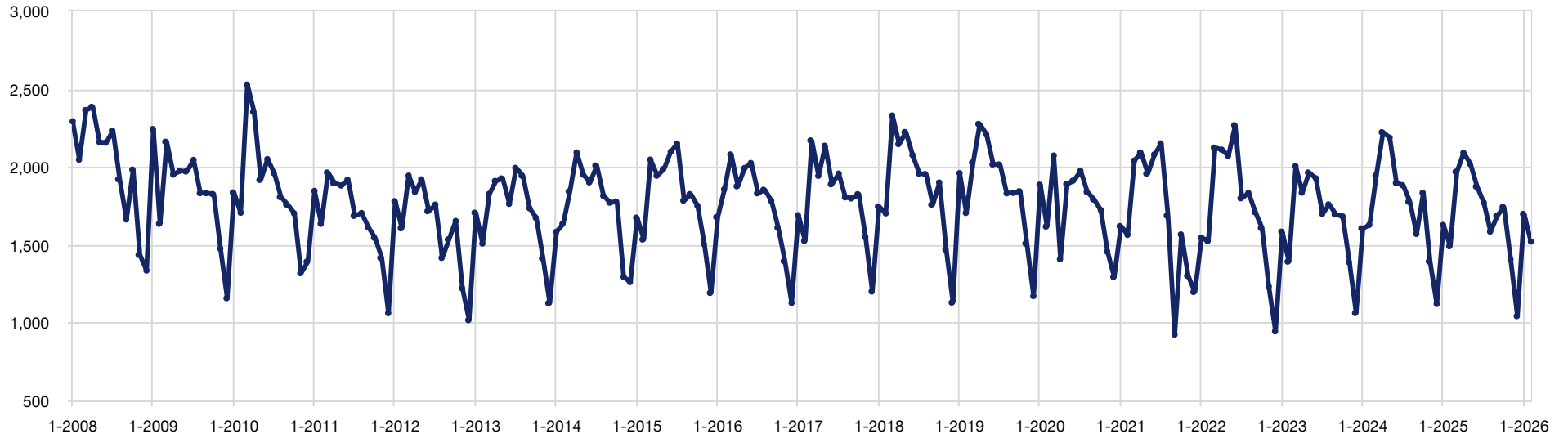


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Mar-2025	1,969	1,945	+ 1.2%
Apr-2025	2,091	2,223	- 5.9%
May-2025	2,021	2,188	- 7.6%
Jun-2025	1,874	1,897	- 1.2%
Jul-2025	1,771	1,883	- 5.9%
Aug-2025	1,585	1,777	- 10.8%
Sep-2025	1,686	1,570	+ 7.4%
Oct-2025	1,743	1,834	- 5.0%
Nov-2025	1,405	1,393	+ 0.9%
Dec-2025	1,042	1,120	- 7.0%
Jan-2026	1,698	1,627	+ 4.4%
<b>Feb-2026</b>	<b>1,521</b>	<b>1,491</b>	<b>+ 2.0%</b>
12-Month Avg	1,701	1,746	- 2.6%

## Historical New Listings by Month

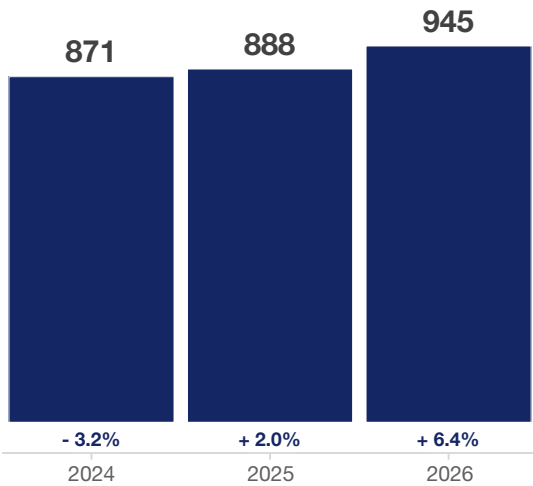


# Pending Sales

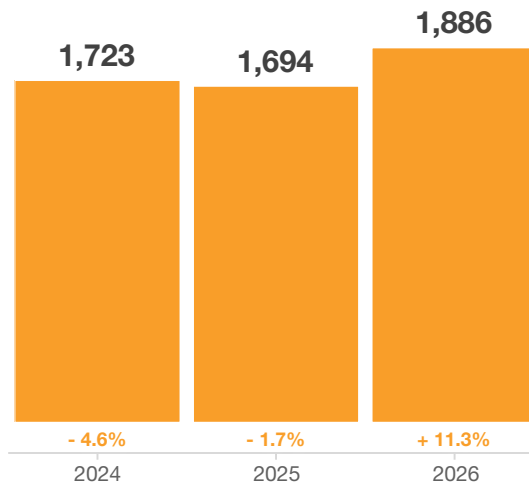
A count of the properties on which offers have been accepted in a given month.



## February

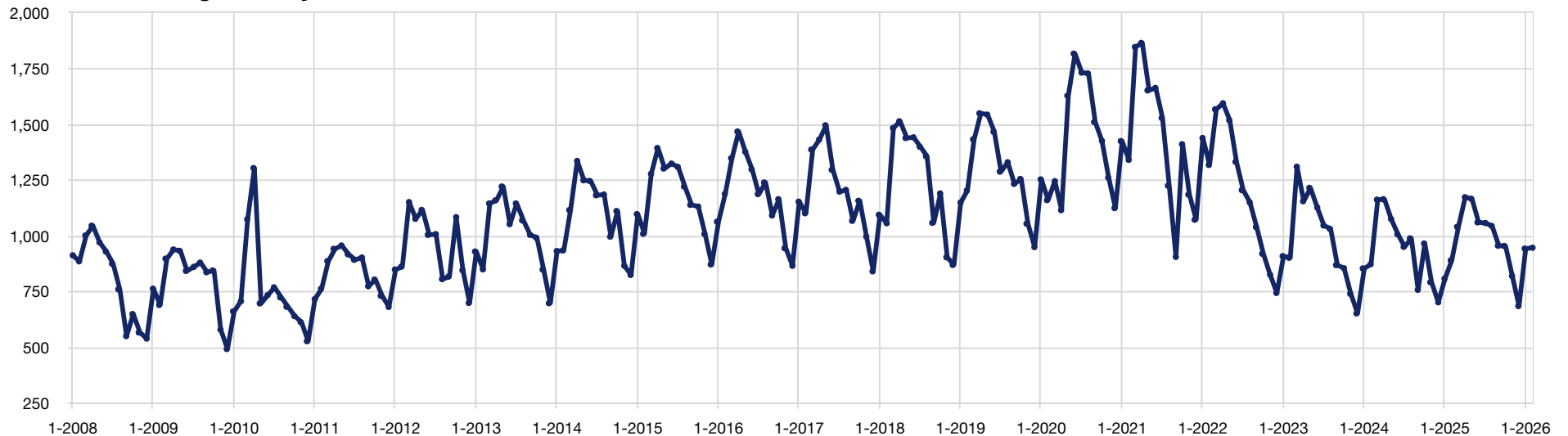


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Mar-2025	1,039	1,161	- 10.5%
Apr-2025	1,172	1,163	+ 0.8%
May-2025	1,165	1,074	+ 8.5%
Jun-2025	1,059	1,006	+ 5.3%
Jul-2025	1,056	949	+ 11.3%
Aug-2025	1,043	987	+ 5.7%
Sep-2025	954	756	+ 26.2%
Oct-2025	953	964	- 1.1%
Nov-2025	818	790	+ 3.5%
Dec-2025	683	700	- 2.4%
Jan-2026	941	806	+ 16.7%
<b>Feb-2026</b>	<b>945</b>	<b>888</b>	<b>+ 6.4%</b>
12-Month Avg	986	937	+ 5.2%

## Historical Pending Sales by Month

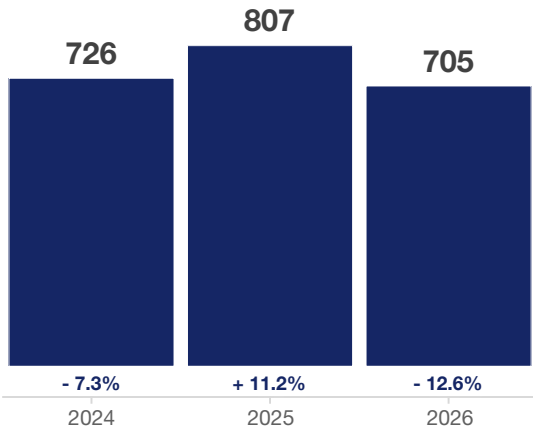


# Closed Sales

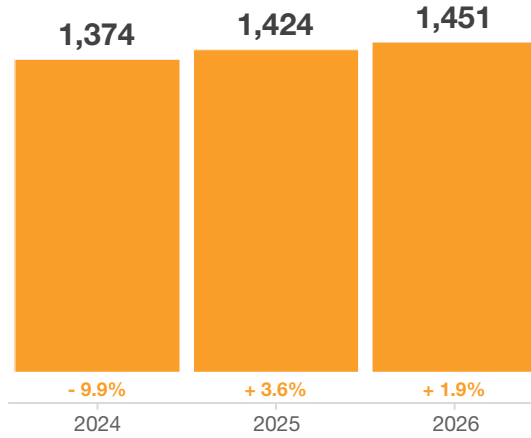
A count of the actual sales that closed in a given month.



## February

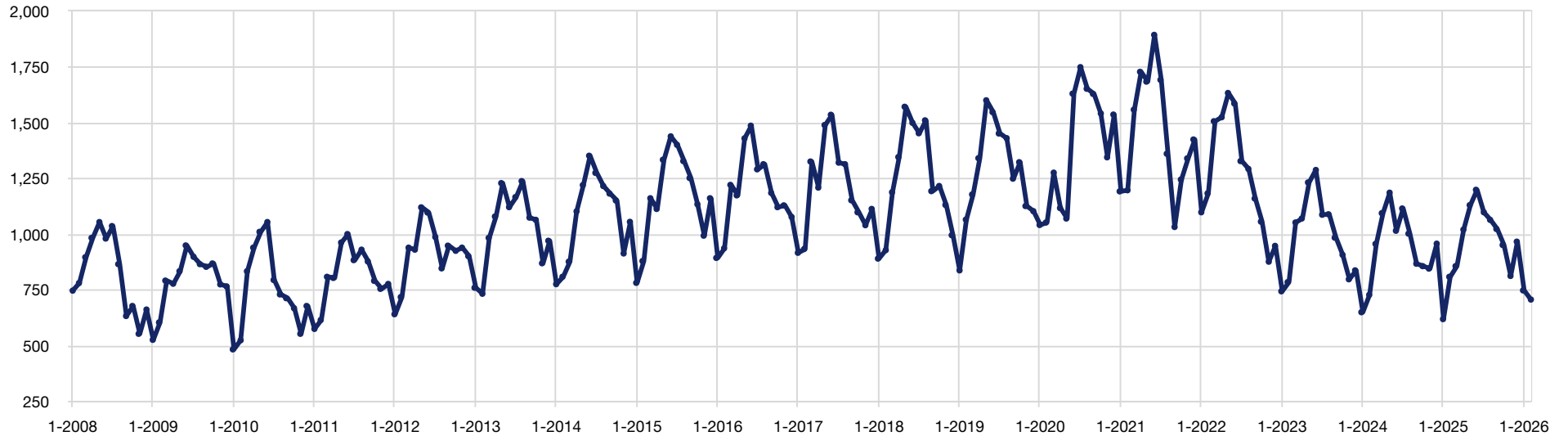


## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Mar-2025	855	955	- 10.5%
Apr-2025	1,019	1,093	- 6.8%
May-2025	1,129	1,185	- 4.7%
Jun-2025	1,198	1,014	+ 18.1%
Jul-2025	1,097	1,114	- 1.5%
Aug-2025	1,063	1,001	+ 6.2%
Sep-2025	1,022	866	+ 18.0%
Oct-2025	950	855	+ 11.1%
Nov-2025	811	844	- 3.9%
Dec-2025	965	956	+ 0.9%
Jan-2026	746	617	+ 20.9%
<b>Feb-2026</b>	<b>705</b>	<b>807</b>	<b>- 12.6%</b>
12-Month Avg	963	942	+ 2.2%

## Historical Closed Sales by Month

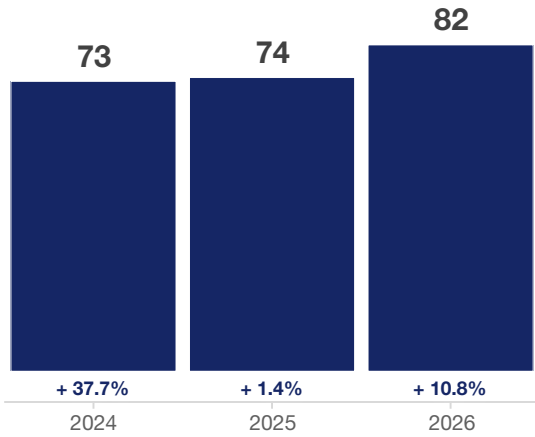


# Days on Market Until Sale

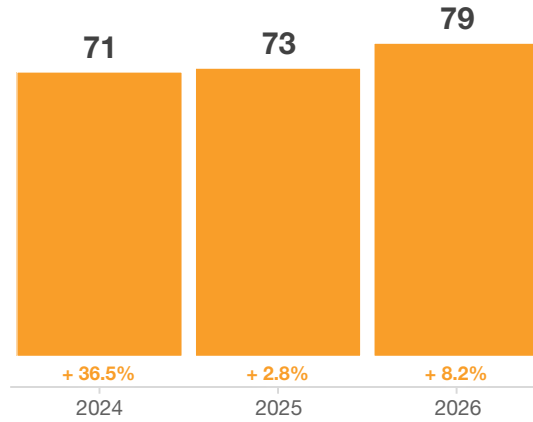
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



## Year to Date



Days on Market	Prior Year	Year-Over-Year Change	
Mar-2025	70	66	+ 6.1%
Apr-2025	74	63	+ 17.5%
May-2025	65	60	+ 8.3%
Jun-2025	62	51	+ 21.6%
Jul-2025	65	54	+ 20.4%
Aug-2025	67	66	+ 1.5%
Sep-2025	66	56	+ 17.9%
Oct-2025	66	61	+ 8.2%
Nov-2025	61	65	- 6.2%
Dec-2025	73	67	+ 9.0%
Jan-2026	76	71	+ 7.0%
<b>Feb-2026</b>	<b>82</b>	<b>74</b>	<b>+ 10.8%</b>
12-Month Avg*	68	62	+ 9.9%

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

## Historical Days on Market Until Sale by Month

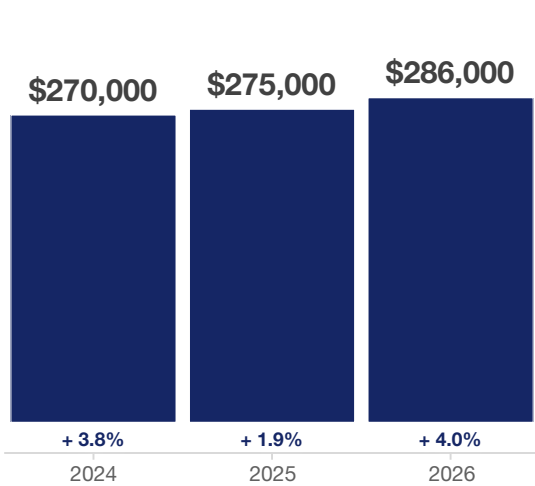


# Median Sales Price

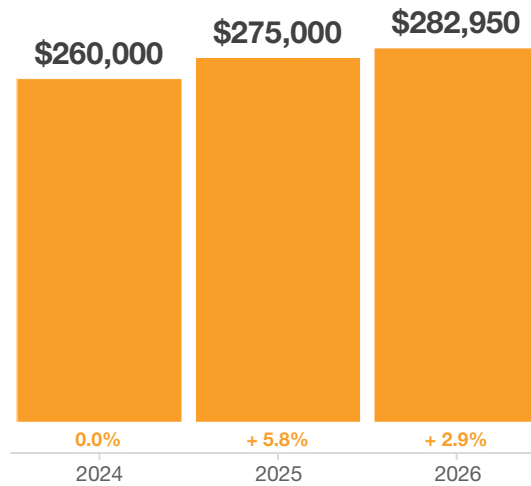
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



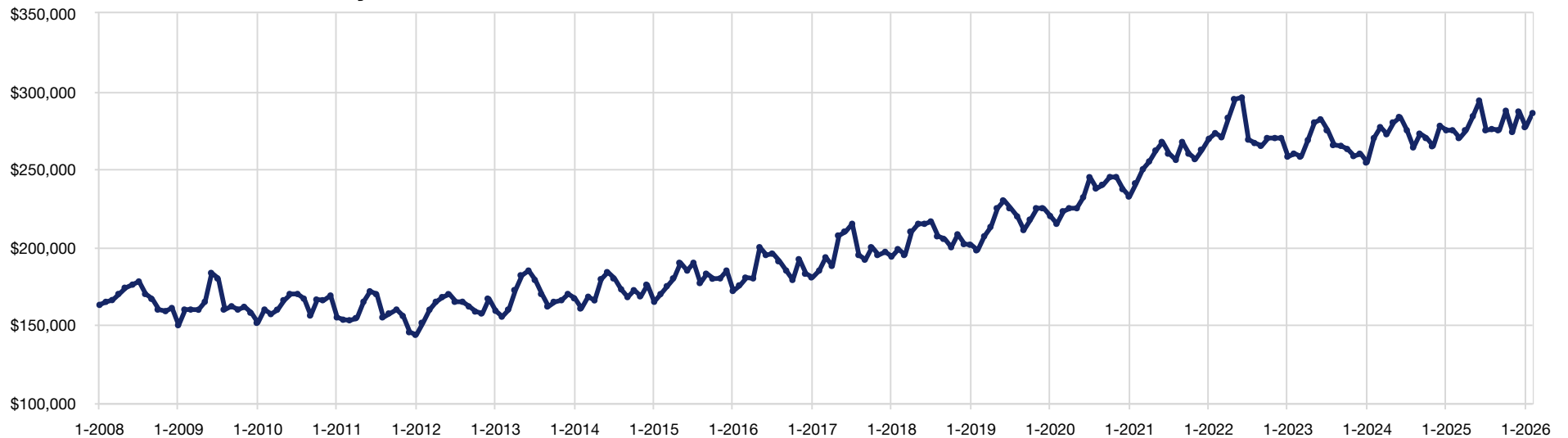
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$270,000	\$277,000	- 2.5%
Apr-2025	\$275,000	\$272,450	+ 0.9%
May-2025	\$284,000	\$280,000	+ 1.4%
Jun-2025	\$294,000	\$283,500	+ 3.7%
Jul-2025	\$275,000	\$275,000	0.0%
Aug-2025	\$275,750	\$264,000	+ 4.5%
Sep-2025	\$275,000	\$272,805	+ 0.8%
Oct-2025	\$287,500	\$270,000	+ 6.5%
Nov-2025	\$273,900	\$264,750	+ 3.5%
Dec-2025	\$287,000	\$277,825	+ 3.3%
Jan-2026	\$277,000	\$275,000	+ 0.7%
<b>Feb-2026</b>	<b>\$286,000</b>	<b>\$275,000</b>	<b>+ 4.0%</b>
12-Month Avg*	\$279,900	\$275,000	+ 1.8%

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

## Historical Median Sales Price by Month



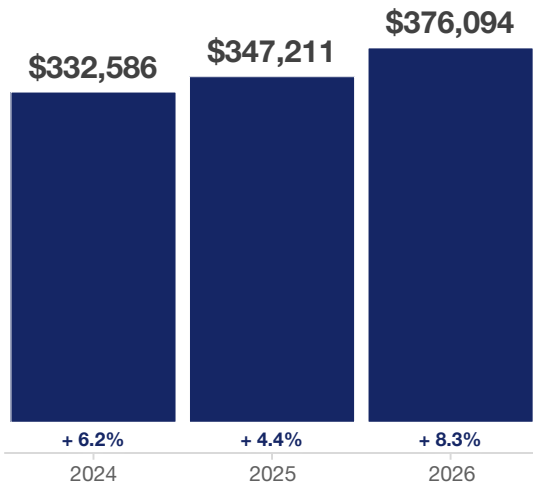
# Average Sales Price

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

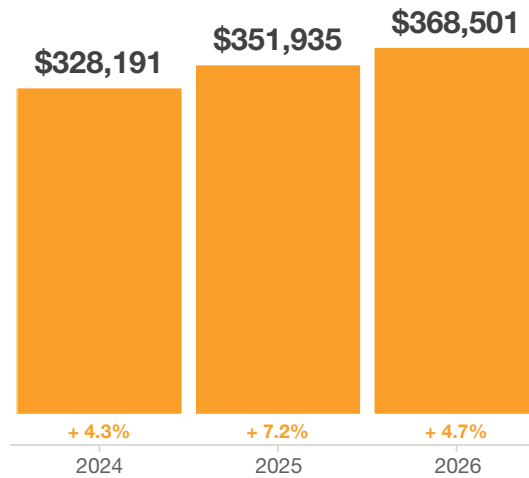


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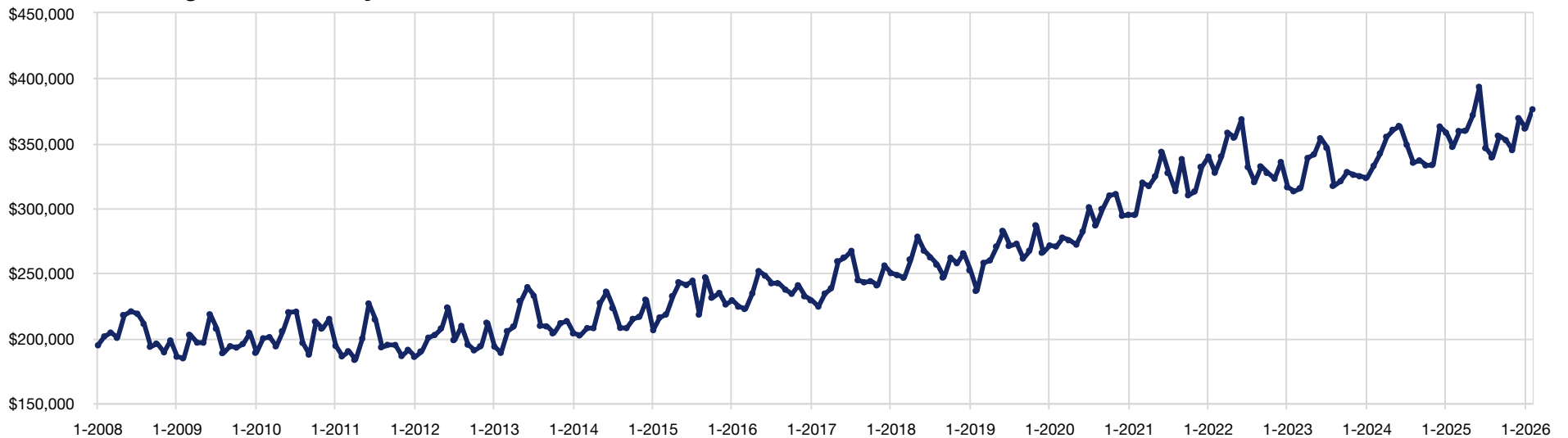
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Mar-2025	\$359,410	\$342,164	+ 5.0%
Apr-2025	\$359,566	\$354,942	+ 1.3%
May-2025	\$371,593	\$360,354	+ 3.1%
Jun-2025	\$393,405	\$363,276	+ 8.3%
Jul-2025	\$346,235	\$348,804	- 0.7%
Aug-2025	\$339,082	\$335,030	+ 1.2%
Sep-2025	\$355,765	\$336,775	+ 5.6%
Oct-2025	\$352,389	\$332,958	+ 5.8%
Nov-2025	\$344,735	\$333,259	+ 3.4%
Dec-2025	\$369,305	\$362,861	+ 1.8%
Jan-2026	\$361,336	\$358,123	+ 0.9%
<b>Feb-2026</b>	<b>\$376,094</b>	<b>\$347,211</b>	<b>+ 8.3%</b>
12-Month Avg*	\$361,051	\$348,437	+ 3.6%

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

## Historical Average Sales Price by Month

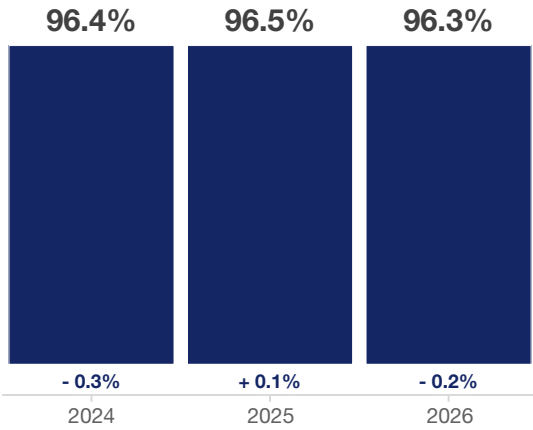


# Percent of List Price Received

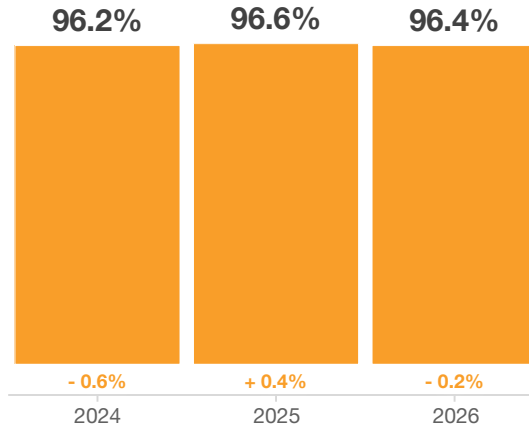
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



## Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
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%	97.0%	0.0%
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	97.2%	96.8%	+ 0.4%
Nov-2025	96.4%	96.3%	+ 0.1%
Dec-2025	96.9%	96.6%	+ 0.3%
Jan-2026	96.5%	96.7%	- 0.2%
<b>Feb-2026</b>	<b>96.3%</b>	<b>96.5%</b>	<b>- 0.2%</b>
12-Month Avg*	96.8%	96.7%	+ 0.1%

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

## Historical Percent of List Price Received by Month

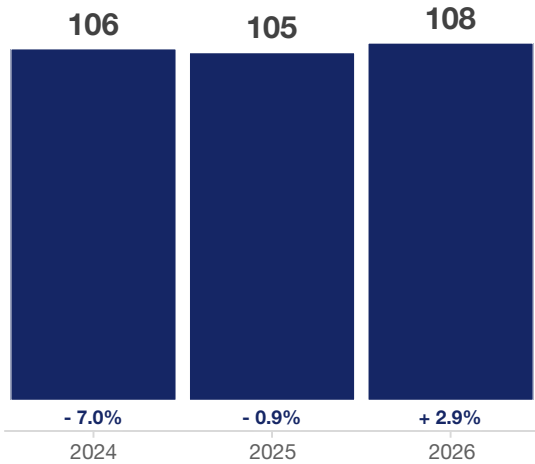


# Housing Affordability Index

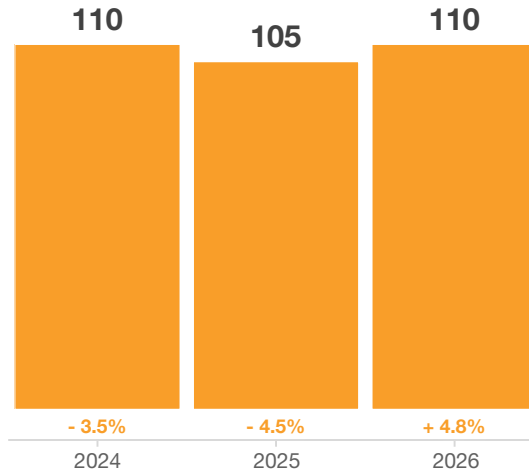
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

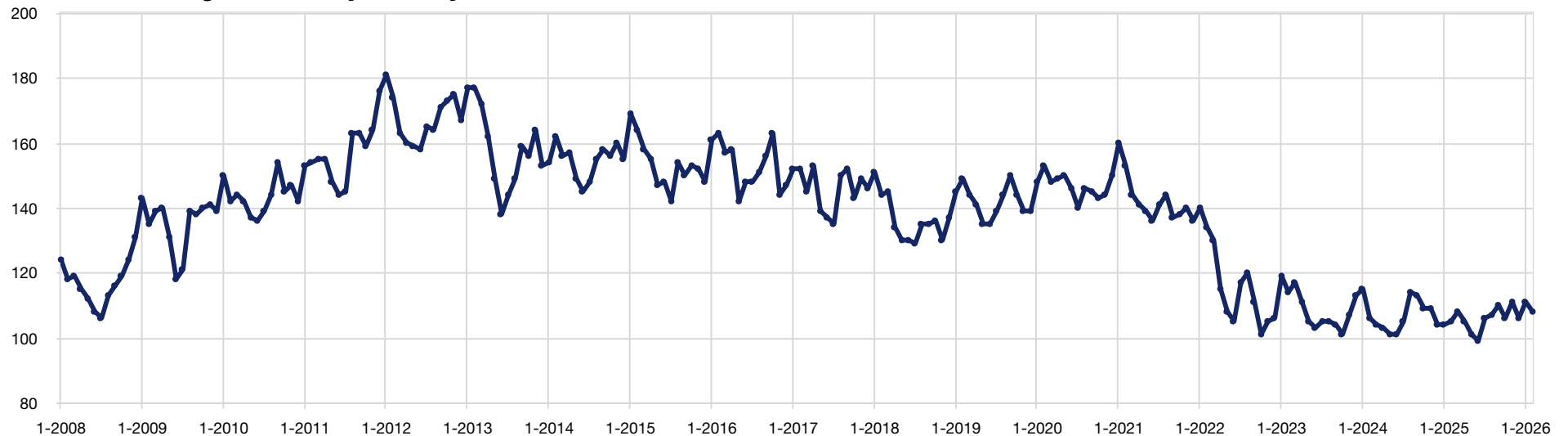


## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Mar-2025	108	104	+ 3.8%
Apr-2025	105	103	+ 1.9%
May-2025	101	101	0.0%
Jun-2025	99	101	- 2.0%
Jul-2025	106	105	+ 1.0%
Aug-2025	107	114	- 6.1%
Sep-2025	110	113	- 2.7%
Oct-2025	106	109	- 2.8%
Nov-2025	111	109	+ 1.8%
Dec-2025	106	104	+ 1.9%
Jan-2026	111	104	+ 6.7%
<b>Feb-2026</b>	<b>108</b>	<b>105</b>	<b>+ 2.9%</b>
12-Month Avg	107	106	+ 0.9%

## Historical Housing Affordability Index by Month

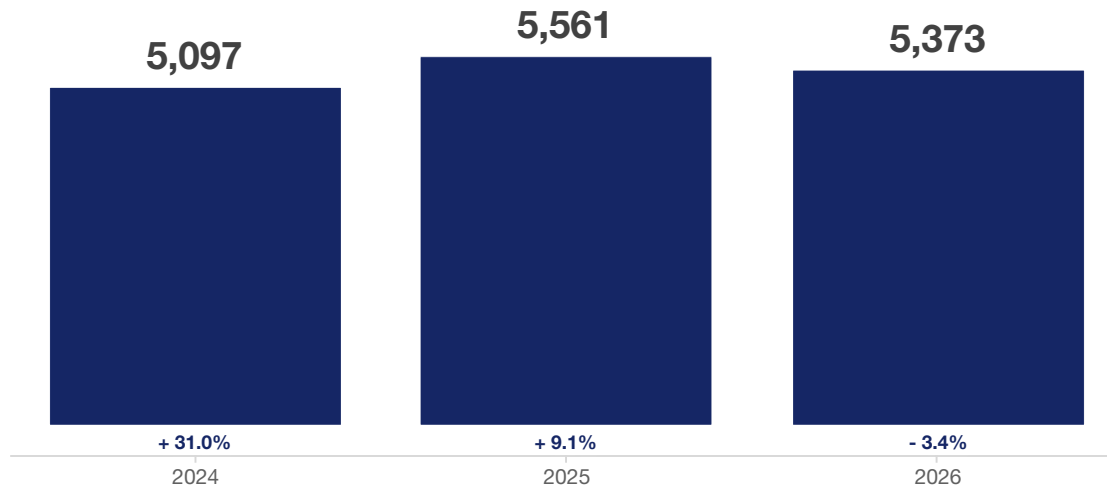


# Inventory of Homes for Sale

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

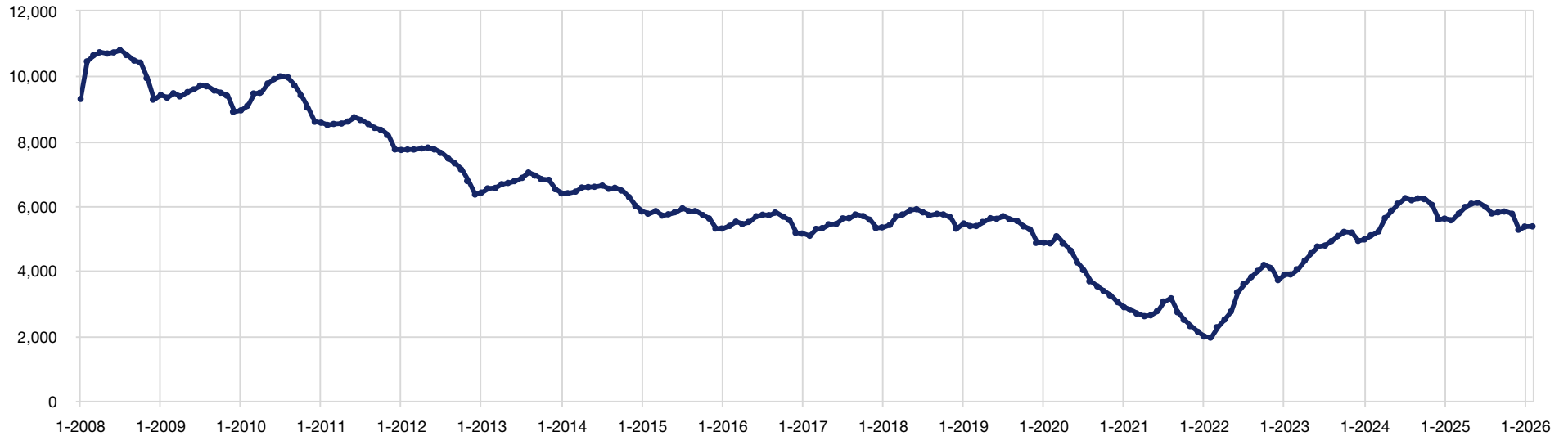


## February



	Homes for Sale	Prior Year	Year-Over-Year Change
Mar-2025	5,770	5,217	+ 10.6%
Apr-2025	5,973	5,629	+ 6.1%
May-2025	6,075	5,857	+ 3.7%
Jun-2025	6,101	6,074	+ 0.4%
Jul-2025	5,974	6,244	- 4.3%
Aug-2025	5,772	6,180	- 6.6%
Sep-2025	5,807	6,236	- 6.9%
Oct-2025	5,832	6,214	- 6.1%
Nov-2025	5,763	6,037	- 4.5%
Dec-2025	5,270	5,589	- 5.7%
Jan-2026	5,368	5,614	- 4.4%
<b>Feb-2026</b>	<b>5,373</b>	<b>5,561</b>	<b>- 3.4%</b>
12-Month Avg	5,757	5,871	- 1.9%

## Historical Inventory of Homes for Sale by Month

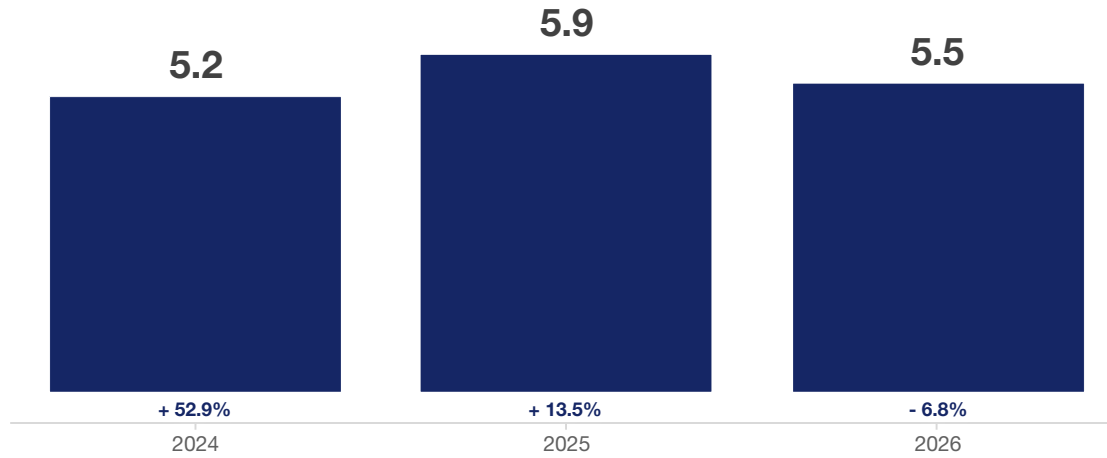


# Months Supply of Inventory

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.



## February



	Months Supply	Prior Year	Year-Over-Year Change
Mar-2025	6.2	5.4	+ 14.8%
Apr-2025	6.4	5.8	+ 10.3%
May-2025	6.5	6.1	+ 6.6%
Jun-2025	6.5	6.4	+ 1.6%
Jul-2025	6.3	6.7	- 6.0%
Aug-2025	6.1	6.6	- 7.6%
Sep-2025	6.0	6.8	- 11.8%
Oct-2025	6.0	6.7	- 10.4%
Nov-2025	5.9	6.5	- 9.2%
Dec-2025	5.4	5.9	- 8.5%
Jan-2026	5.5	6.0	- 8.3%
<b>Feb-2026</b>	<b>5.5</b>	<b>5.9</b>	<b>- 6.8%</b>
12-Month Avg*	6.0	6.2	- 3.5%

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

## Historical Months Supply of Inventory by Month

