

Monthly Indicators



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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 were down 7.3 percent to 929. Pending Sales increased 2.0 percent to 760. Inventory grew 2.4 percent to 3,235 units.

Prices moved higher as Median Sales Price was up 7.2 percent to \$278,500. Days on Market decreased 1.2 percent to 82 days. Months Supply of Inventory was down 2.3 percent to 4.2 months.

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.

Activity Snapshot

+ 6.0%

+ 7.2%

+ 2.4%

One-Year Change in
Closed Sales

One-Year Change in
Median Sales Price

One-Year Change in
Homes for Sale

A research tool provided by the Greater Baton Rouge Association of REALTORS®. Residential real estate activity composed of single-family properties, townhomes and condominiums combined. Percent changes are calculated using rounded figures.

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Activity Overview

Key metrics by report month 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	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,002	929	- 7.3%	1,942	1,988	+ 2.4%
Pending Sales		745	760	+ 2.0%	1,400	1,518	+ 8.4%
Closed Sales		597	633	+ 6.0%	1,137	1,152	+ 1.3%
Days on Market		83	82	- 1.2%	81	84	+ 3.7%
Median Sales Price		\$259,900	\$278,500	+ 7.2%	\$260,000	\$270,750	+ 4.1%
Avg. Sales Price		\$295,714	\$330,377	+ 11.7%	\$296,492	\$325,627	+ 9.8%
Pct. of List Price Received		97.3%	98.0%	+ 0.7%	97.4%	97.6%	+ 0.2%
Affordability Index		112	111	- 0.9%	111	115	+ 3.6%
Homes for Sale		3,158	3,235	+ 2.4%	--	--	--
Months Supply		4.3	4.2	- 2.3%	--	--	--

New Listings

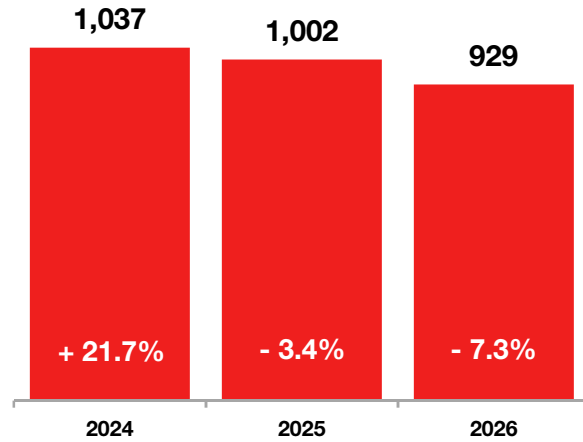
A count of the properties that have been newly listed on the market in a given month.



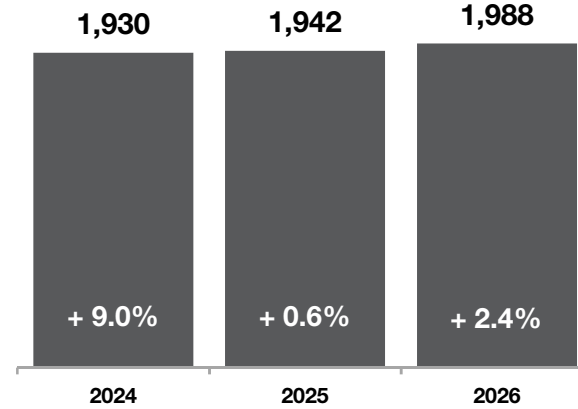
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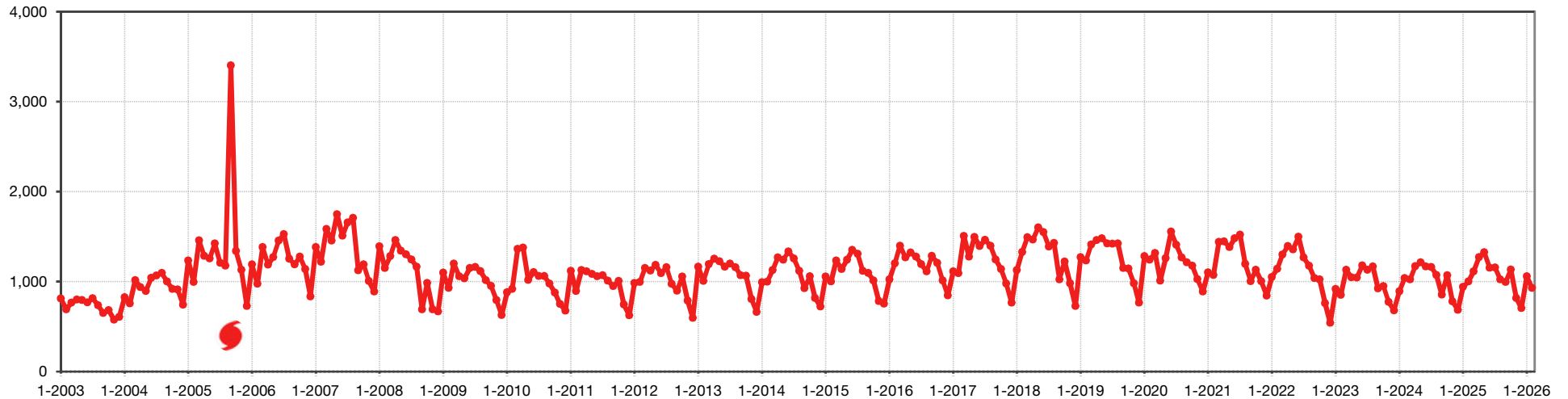


Year to Date



	New Listings	Prior Year	Percent Change
March 2025	1,113	1,025	+8.6%
April 2025	1,271	1,170	+8.6%
May 2025	1,327	1,213	+9.4%
June 2025	1,152	1,169	-1.5%
July 2025	1,155	1,161	-0.5%
August 2025	1,025	1,073	-4.5%
September 2025	996	855	+16.5%
October 2025	1,133	1,070	+5.9%
November 2025	817	781	+4.6%
December 2025	706	685	+3.1%
January 2026	1,059	940	+12.7%
February 2026	929	1,002	-7.3%
12-Month Avg	1,057	1,012	+4.4%

Historical New Listings by Month



Pending Sales

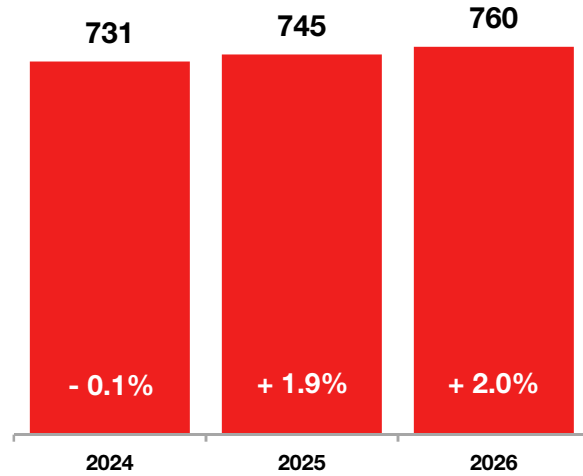
A count of the properties on which offers have been accepted in a given month.



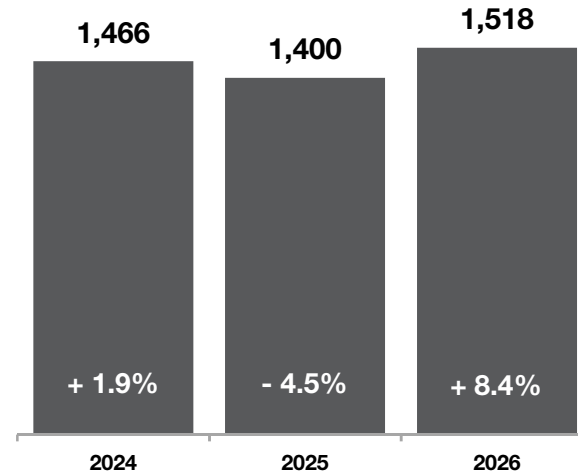
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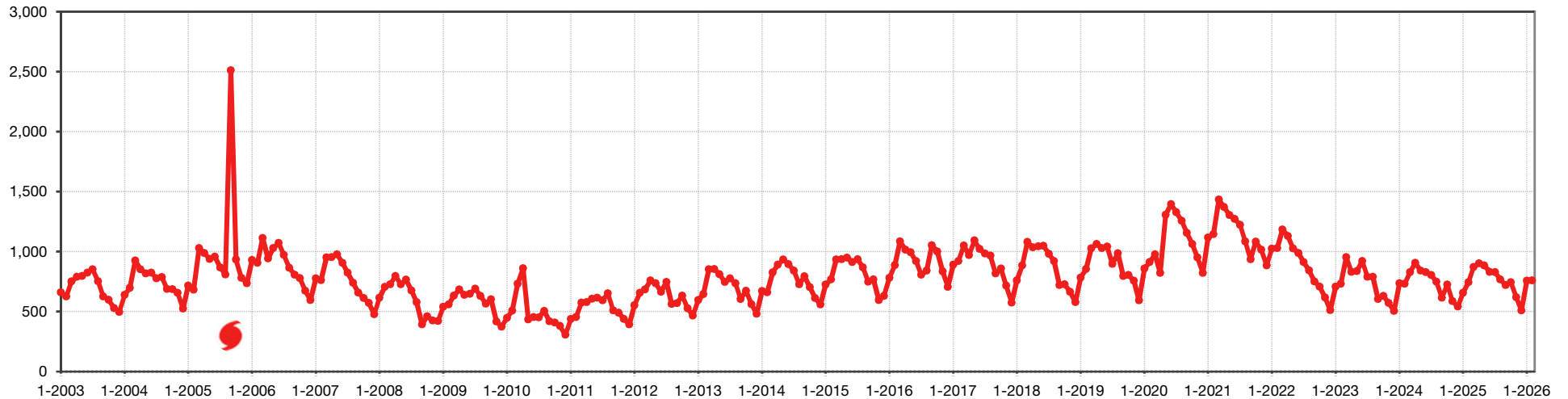


Year to Date



	Pending Sales	Prior Year	Percent Change
March 2025	872	829	+5.2%
April 2025	901	905	-0.4%
May 2025	884	841	+5.1%
June 2025	831	829	+0.2%
July 2025	829	804	+3.1%
August 2025	767	749	+2.4%
September 2025	721	614	+17.4%
October 2025	745	725	+2.8%
November 2025	620	587	+5.6%
December 2025	510	542	-5.9%
January 2026	758	655	+15.7%
February 2026	760	745	+2.0%
12-Month Avg	767	735	+4.4%

Historical Pending Sales by Month



Closed Sales

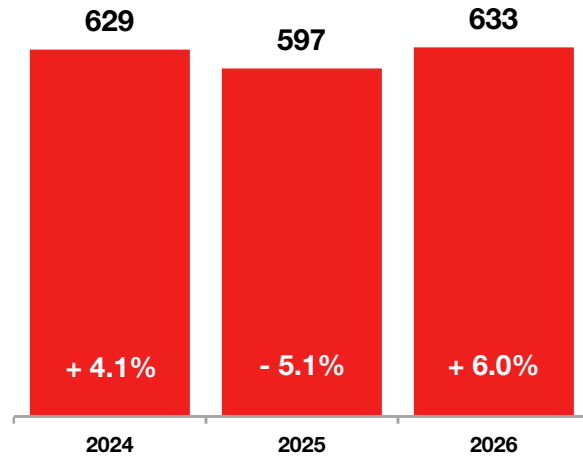
A count of the actual sales that closed in a given month.



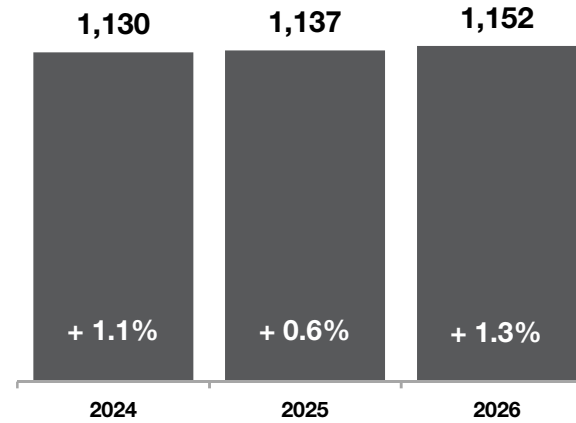
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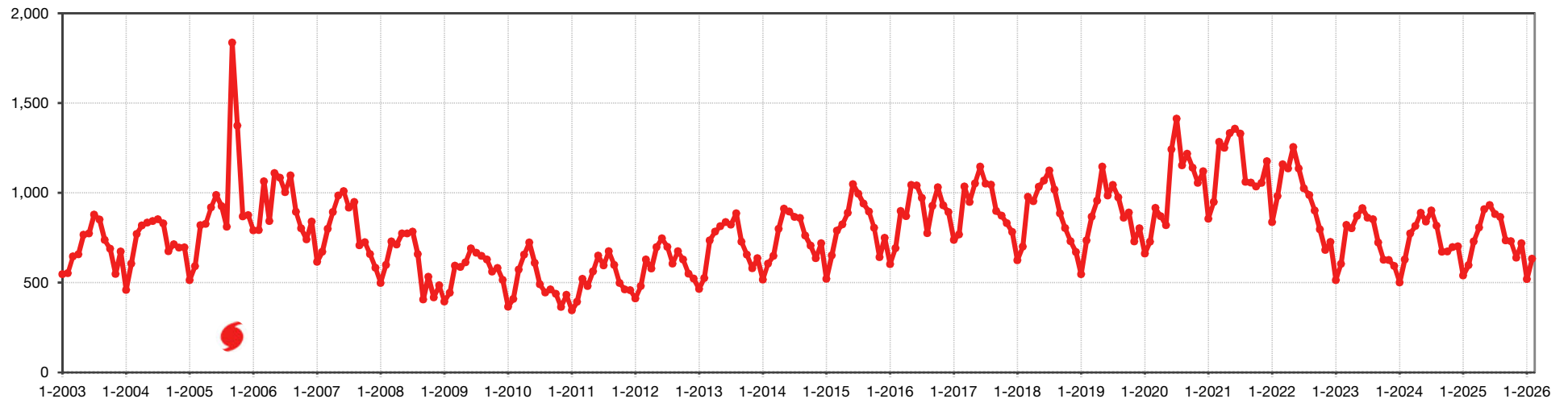


Year to Date



Closed Sales	Prior Year	Percent Change	
March 2025	729	774	-5.8%
April 2025	806	815	-1.1%
May 2025	909	889	+2.2%
June 2025	932	840	+11.0%
July 2025	881	901	-2.2%
August 2025	866	816	+6.1%
September 2025	735	672	+9.4%
October 2025	731	673	+8.6%
November 2025	638	697	-8.5%
December 2025	719	701	+2.6%
January 2026	519	540	-3.9%
February 2026	633	597	+6.0%
12-Month Avg	758	743	+2.0%

Historical Closed Sales by Month



Days on Market Until Sale

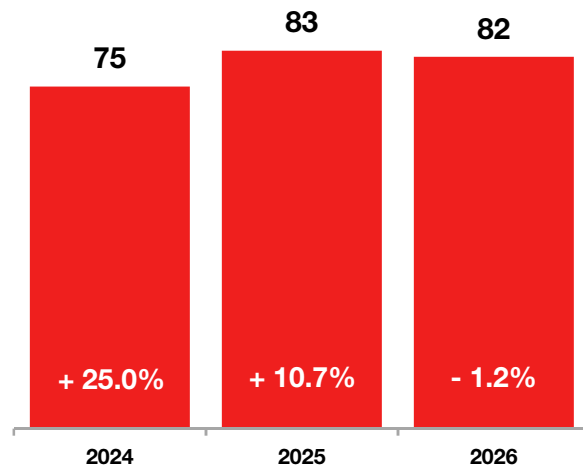
Average number of days between when a property is listed and when an offer is accepted in a given month.



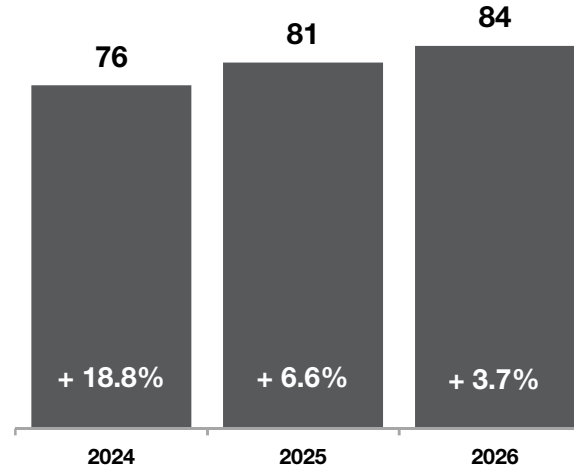
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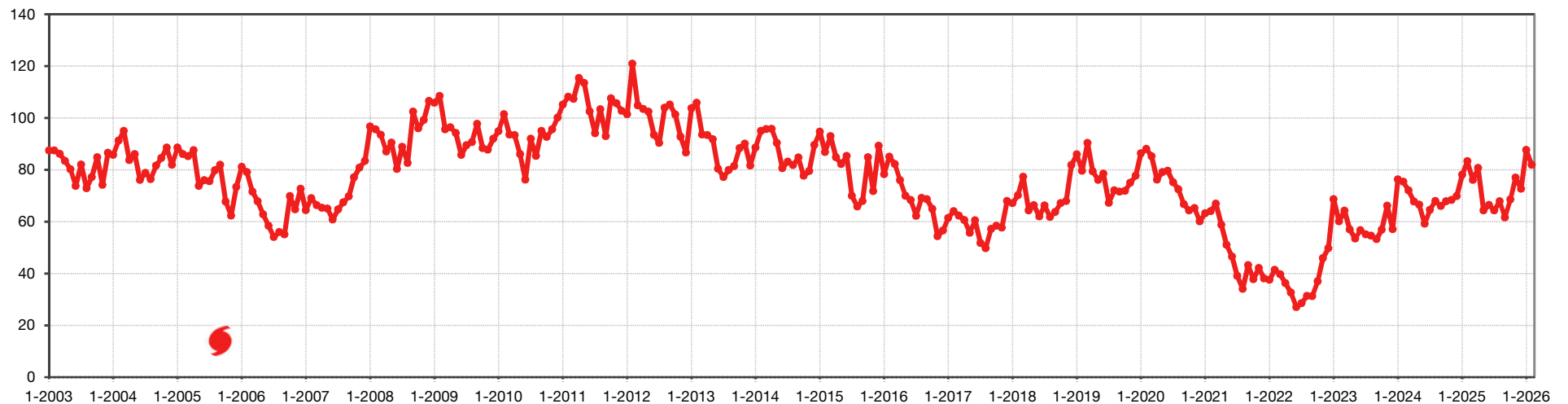
Year to Date



Days on Market	Prior Year	Percent Change
March 2025	76	72 +5.6%
April 2025	81	68 +19.1%
May 2025	64	67 -4.5%
June 2025	66	59 +11.9%
July 2025	64	65 -1.5%
August 2025	68	68 0.0%
September 2025	62	66 -6.1%
October 2025	69	68 +1.5%
November 2025	77	68 +13.2%
December 2025	73	70 +4.3%
January 2026	88	78 +12.8%
February 2026	82	83 -1.2%
12-Month Avg*	71	69 +2.9%

* Average Days on Market of 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

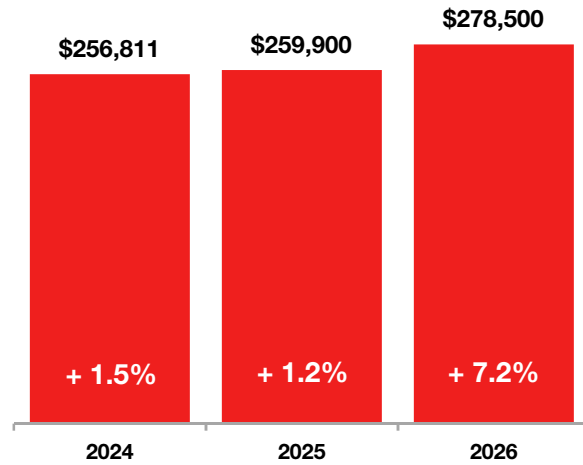
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



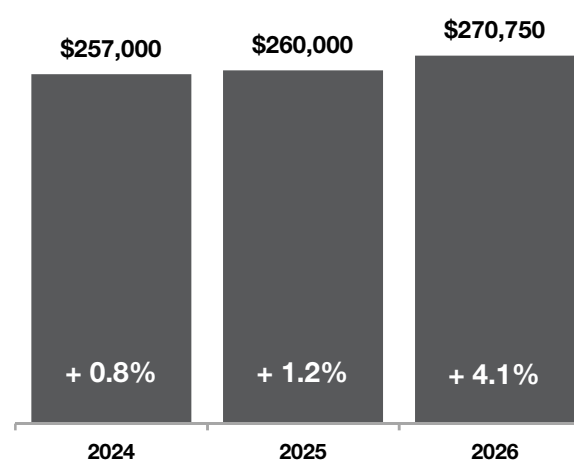
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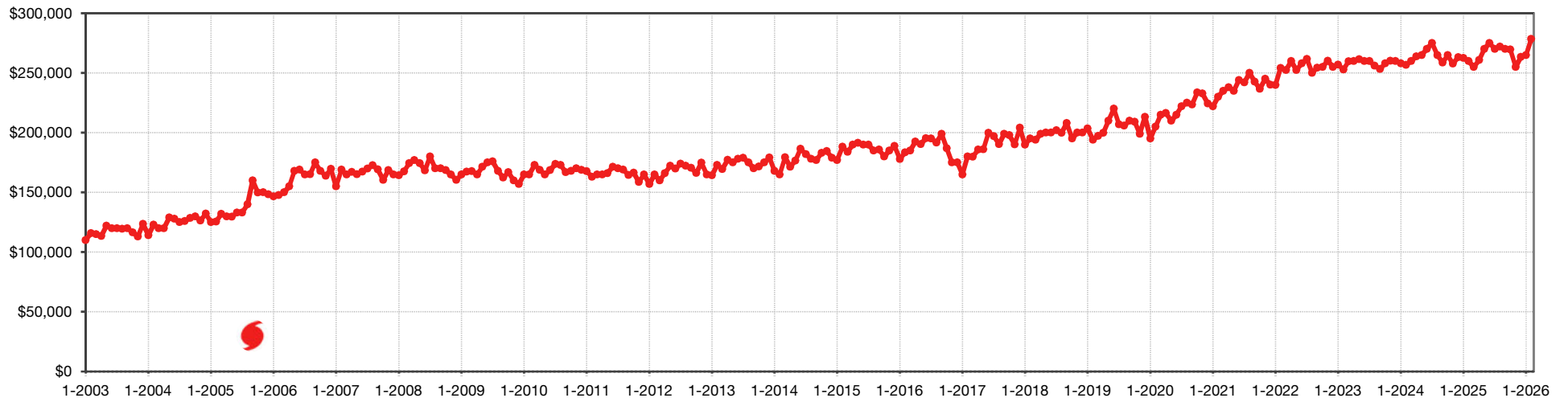
Year to Date



Month	Median Sales Price	Prior Year	Percent Change
March 2025	\$255,000	\$260,000	-1.9%
April 2025	\$260,915	\$263,865	-1.1%
May 2025	\$270,000	\$265,000	+1.9%
June 2025	\$275,000	\$270,000	+1.9%
July 2025	\$270,000	\$275,000	-1.8%
August 2025	\$272,000	\$265,000	+2.6%
September 2025	\$270,000	\$258,768	+4.3%
October 2025	\$269,740	\$265,000	+1.8%
November 2025	\$255,000	\$257,780	-1.1%
December 2025	\$263,450	\$263,133	+0.1%
January 2026	\$265,000	\$262,550	+0.9%
February 2026	\$278,500	\$259,900	+7.2%
12-Month Med*	\$268,000	\$264,900	+1.2%

* Median Sales Price of 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

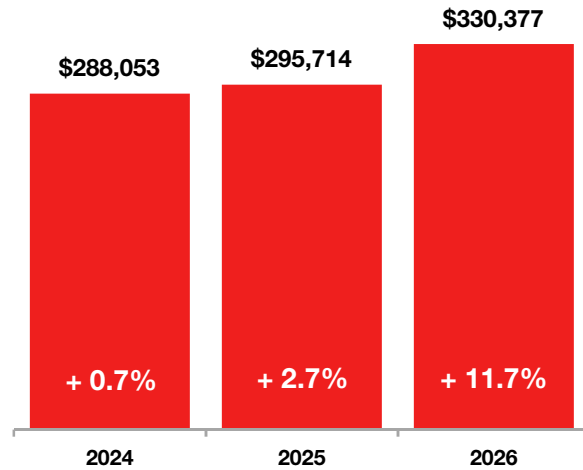
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



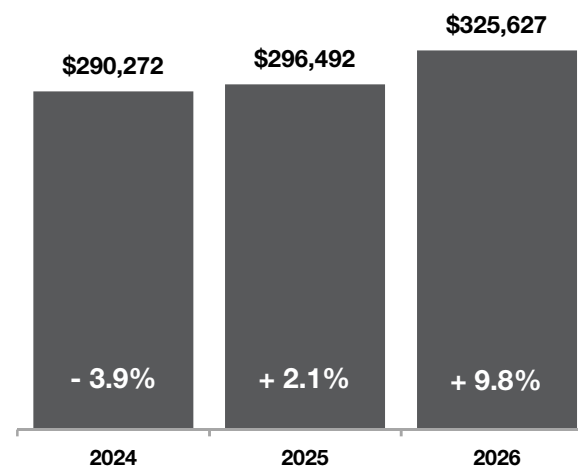
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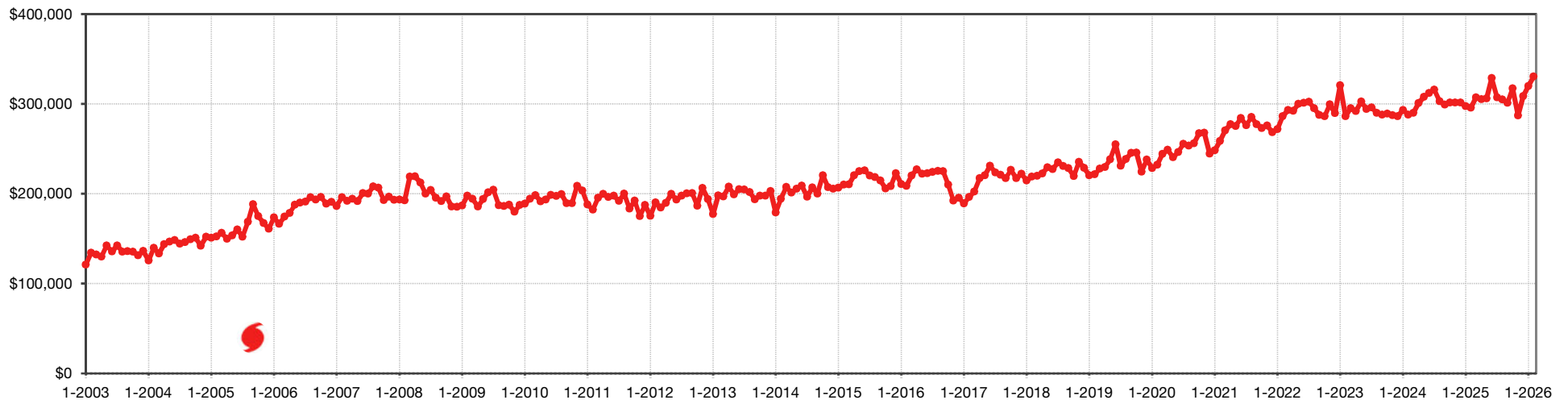
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
March 2025	\$307,242	\$289,971	+6.0%
April 2025	\$305,284	\$300,916	+1.5%
May 2025	\$306,159	\$307,875	-0.6%
June 2025	\$328,676	\$312,109	+5.3%
July 2025	\$307,219	\$315,766	-2.7%
August 2025	\$305,019	\$302,793	+0.7%
September 2025	\$301,241	\$299,100	+0.7%
October 2025	\$317,191	\$301,536	+5.2%
November 2025	\$287,234	\$301,503	-4.7%
December 2025	\$308,701	\$301,500	+2.4%
January 2026	\$319,852	\$297,354	+7.6%
February 2026	\$330,377	\$295,714	+11.7%
12-Month Avg*	\$310,297	\$302,827	+2.5%

* Avg. Sales Price of 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

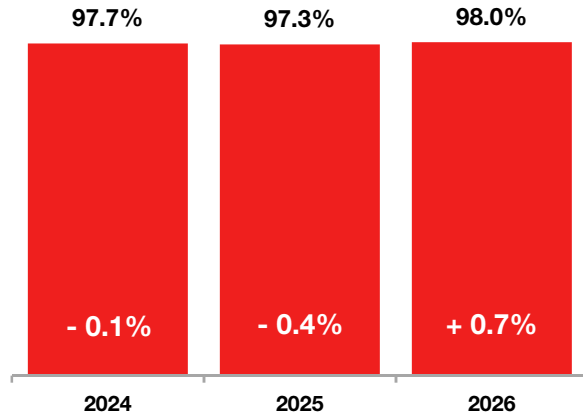
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



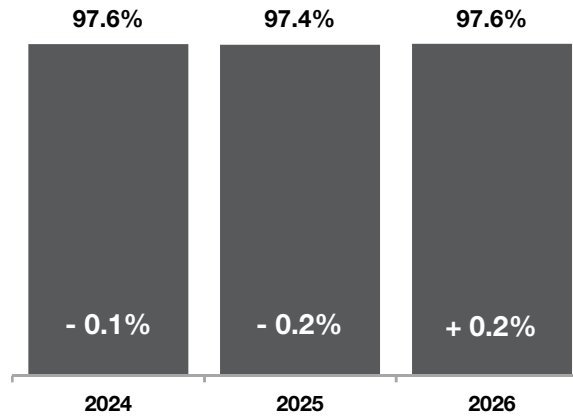
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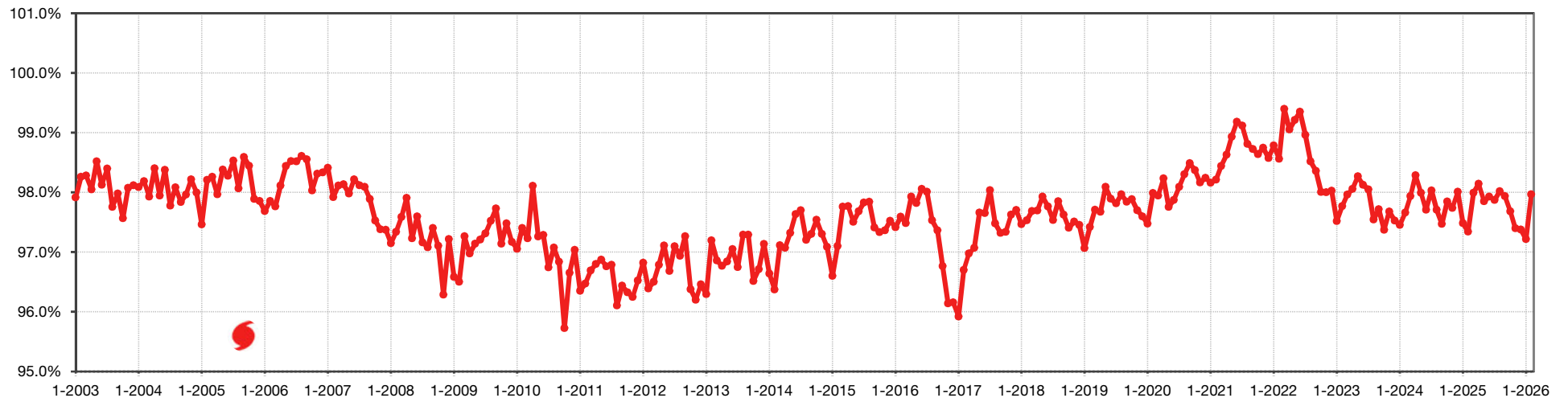
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
March 2025	98.0%	97.9%	+0.1%
April 2025	98.1%	98.3%	-0.2%
May 2025	97.9%	98.0%	-0.1%
June 2025	97.9%	97.7%	+0.2%
July 2025	97.9%	98.0%	-0.1%
August 2025	98.0%	97.7%	+0.3%
September 2025	97.9%	97.5%	+0.4%
October 2025	97.7%	97.8%	-0.1%
November 2025	97.4%	97.7%	-0.3%
December 2025	97.4%	98.0%	-0.6%
January 2026	97.2%	97.5%	-0.3%
February 2026	98.0%	97.3%	+0.7%
12-Month Avg*	97.8%	97.8%	0.0%

* Average 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

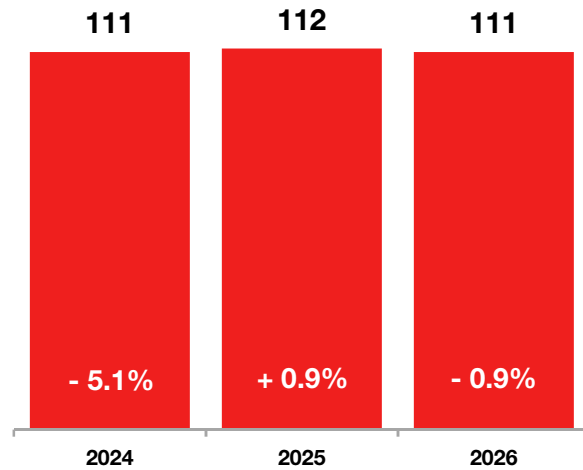
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



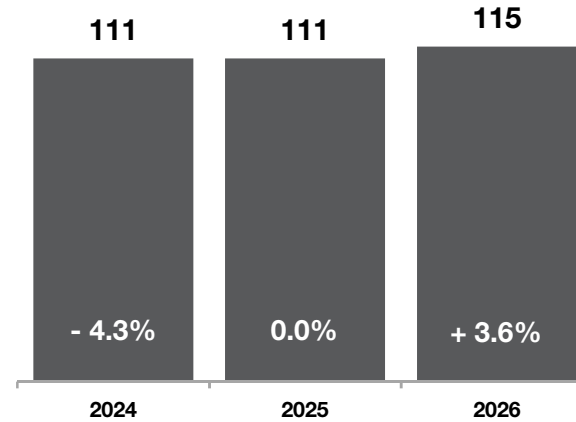
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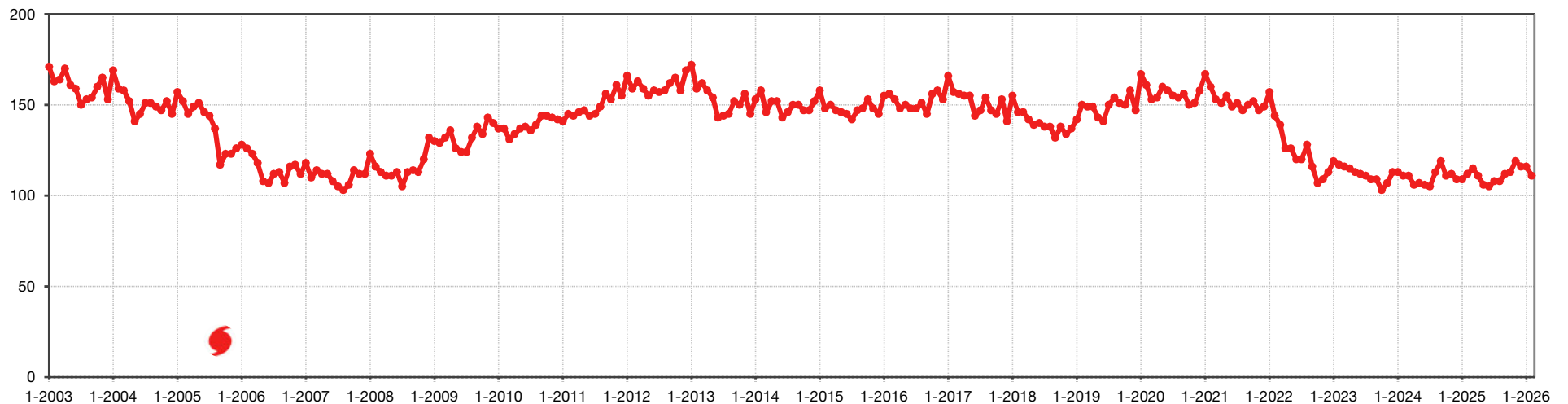


Year to Date



	Affordability Index	Prior Year	Percent Change
March 2025	115	111	+3.6%
April 2025	111	106	+4.7%
May 2025	106	107	-0.9%
June 2025	105	106	-0.9%
July 2025	108	105	+2.9%
August 2025	108	113	-4.4%
September 2025	112	119	-5.9%
October 2025	113	111	+1.8%
November 2025	119	112	+6.3%
December 2025	116	109	+6.4%
January 2026	116	109	+6.4%
February 2026	111	112	-0.9%
12-Month Avg	112	110	+1.5%

Historical Housing Affordability Index by Month



Inventory of Homes for Sale

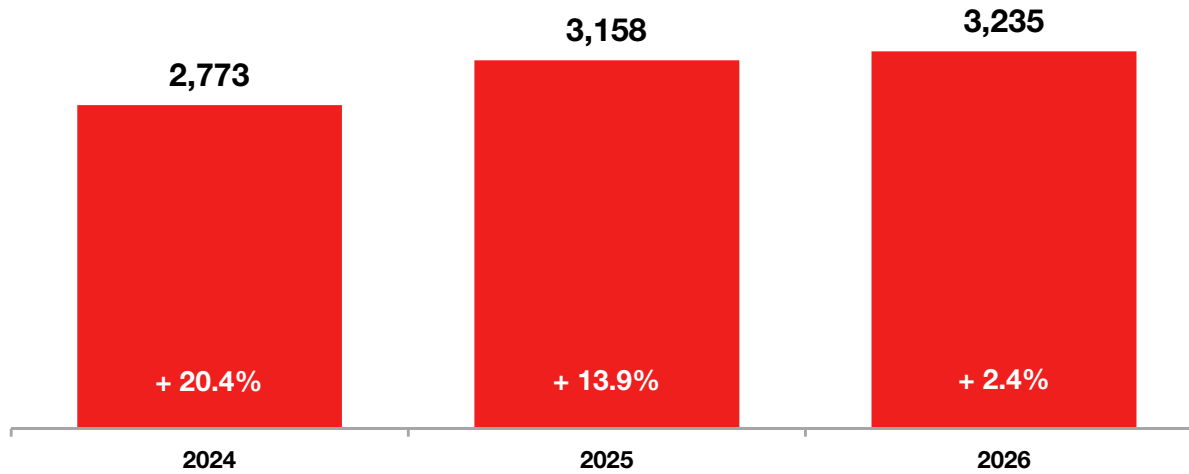
The number of properties available for sale in active status at the end of a given month.



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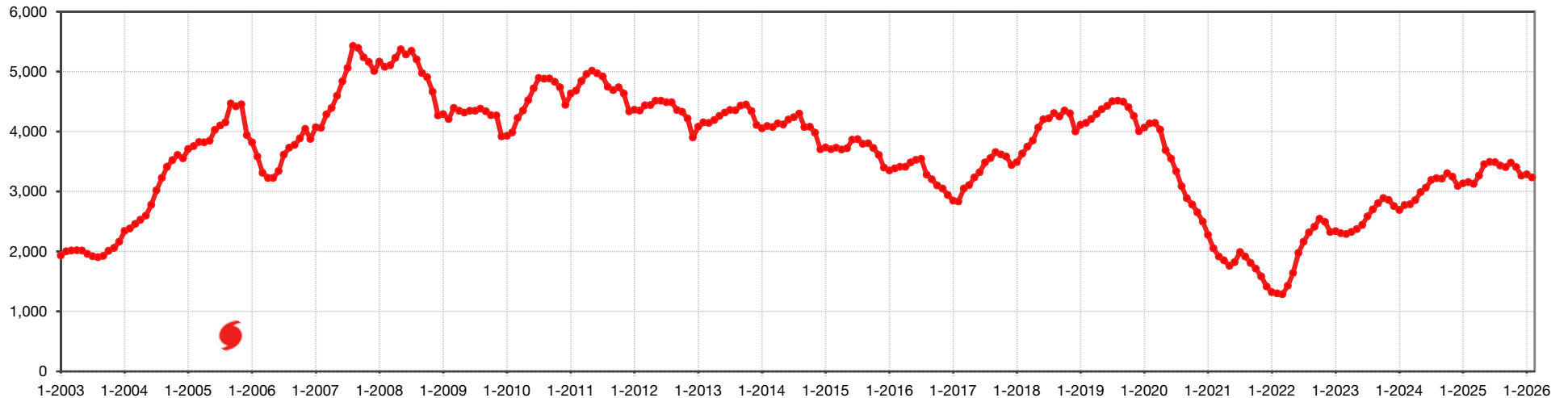


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Homes for Sale	Prior Year	Percent Change
March 2025	3,126	2,784 +12.3%
April 2025	3,265	2,856 +14.3%
May 2025	3,455	2,990 +15.6%
June 2025	3,494	3,063 +14.1%
July 2025	3,490	3,192 +9.3%
August 2025	3,434	3,222 +6.6%
September 2025	3,406	3,211 +6.1%
October 2025	3,480	3,303 +5.4%
November 2025	3,407	3,249 +4.9%
December 2025	3,262	3,092 +5.5%
January 2026	3,285	3,134 +4.8%
February 2026	3,235	3,158 +2.4%
12-Month Avg*	3,362	3,105 +8.3%

Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

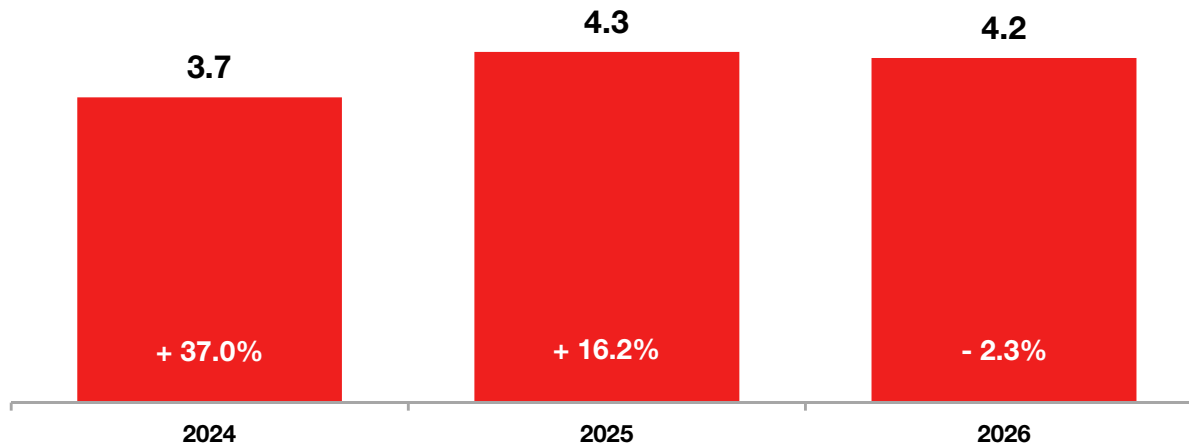
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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Months Supply		Prior Year	Percent Change
March 2025	4.2	3.8	+10.5%
April 2025	4.4	3.9	+12.8%
May 2025	4.7	4.1	+14.6%
June 2025	4.7	4.2	+11.9%
July 2025	4.7	4.4	+6.8%
August 2025	4.6	4.4	+4.5%
September 2025	4.5	4.4	+2.3%
October 2025	4.6	4.5	+2.2%
November 2025	4.5	4.4	+2.3%
December 2025	4.3	4.2	+2.4%
January 2026	4.3	4.3	0.0%
February 2026	4.2	4.3	-2.3%
12-Month Avg*	4.5	4.2	+7.1%

* 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

