Monthly Indicators

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September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

New Listings were down 3.5 percent to 962. Pending Sales decreased 8.0 percent to 664. Inventory grew 3.1 percent to 3,524 units

Prices moved lower as Median Sales Price was down 0.4 percent to $269,000. Days on Market increased 29.5 percent to 79 days. Months Supply of Inventory was up 2.2 percent to 4.6 months.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

+ 0.1%	- 0.4%	+ 3.1%
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.

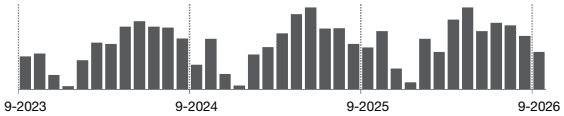
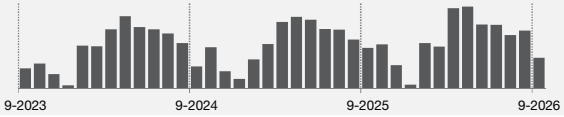
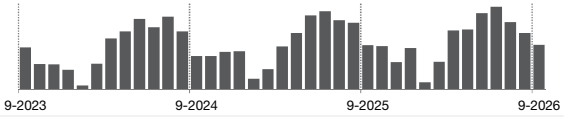
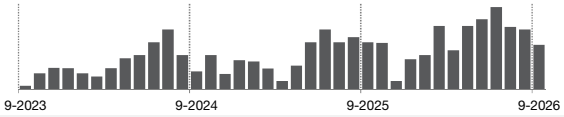
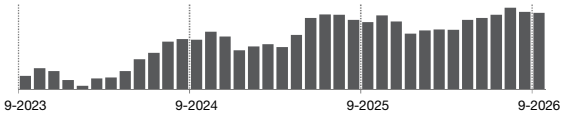
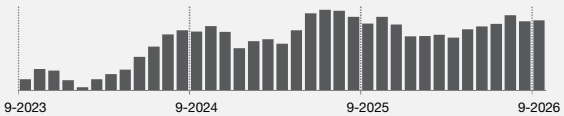
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Current as of October 6, 2026. All data from the Greater Baton Rouge Association of REALTORS® MLS. Information deemed reliable but not guaranteed. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

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

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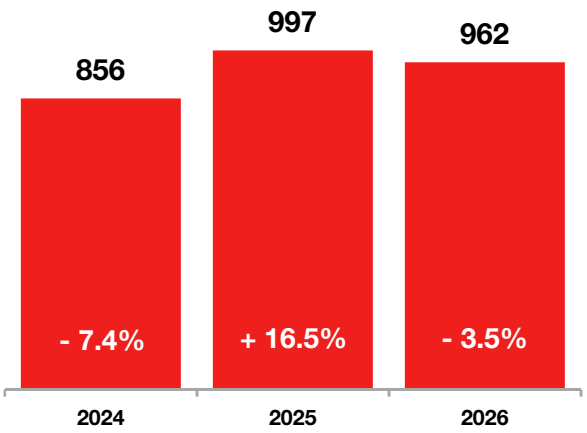
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		997	**962**	- 3.5%	9,986	**10,147**	+ 1.6%
Pending Sales		722	**664**	- 8.0%	7,205	**7,384**	+ 2.5%
Closed Sales		736	**737**	+ 0.1%	6,997	**7,101**	+ 1.5%
Days on Market		61	**79**	+ 29.5%	71	**75**	+ 5.6%
Median Sales Price		$270,000	**$269,000**	- 0.4%	$267,250	**$275,000**	+ 2.9%
Avg. Sales Price		$302,157	**$318,726**	+ 5.5%	$307,130	**$325,521**	+ 6.0%
Pct. of List Price Received		97.9%	**98.0%**	+ 0.1%	97.9%	**98.0%**	+ 0.1%
Affordability Index		112	**105**	- 6.3%	113	**103**	- 8.8%
Homes for Sale		3,417	**3,524**	+ 3.1%	--	--	--
Months Supply		4.5	**4.6**	+ 2.2%	--	--	--

New Listings

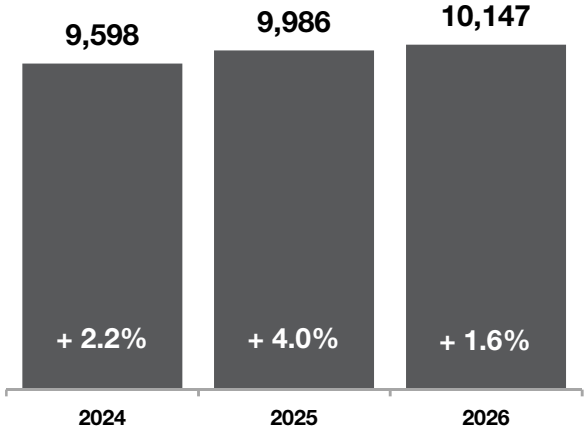
A count of the properties that have been newly listed on the market in a given month.

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September

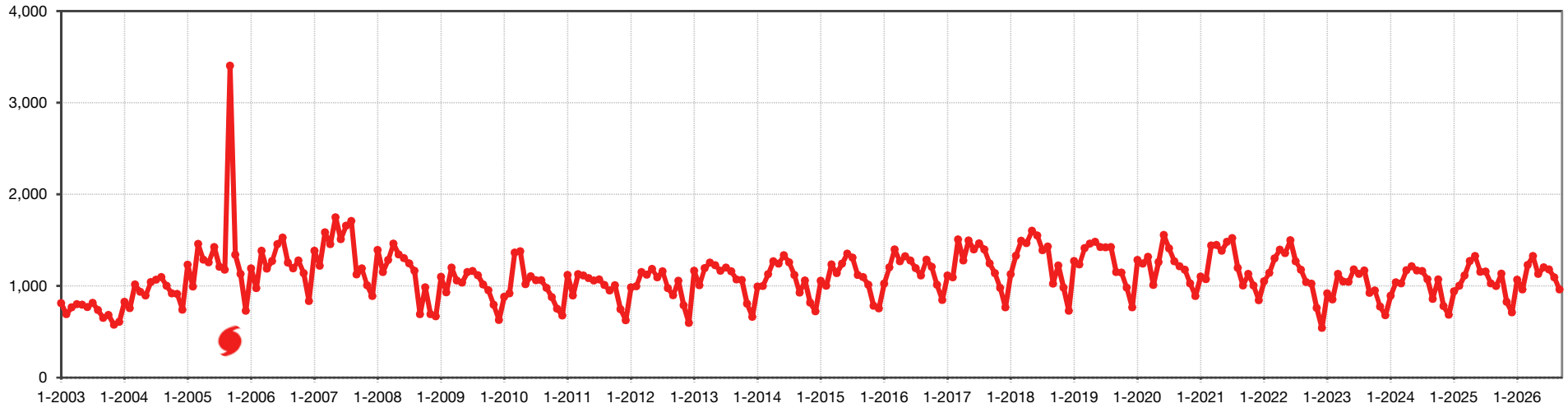


Year to Date



New Listings		Prior Year	Percent Change
October 2025	1,132	1,070	+5.8%
November 2025	825	781	+5.6%
December 2025	712	685	+3.9%
January 2026	1,068	941	+13.5%
February 2026	961	1,001	-4.0%
March 2026	1,227	1,114	+10.1%
April 2026	1,326	1,271	+4.3%
May 2026	1,131	1,327	-14.8%
June 2026	1,201	1,153	+4.2%
July 2026	1,179	1,155	+2.1%
August 2026	1,092	1,027	+6.3%
September 2026	**962**	**997**	**-3.5%**
12-Month Avg	1,068	1,044	+2.3%

Historical New Listings by Month

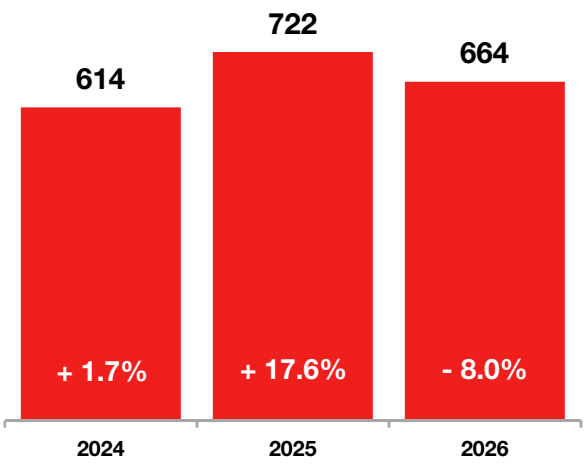


Pending Sales

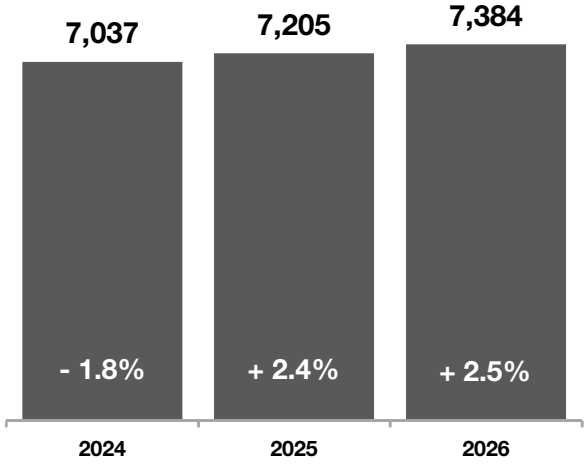
A count of the properties on which offers have been accepted in a given month.

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September

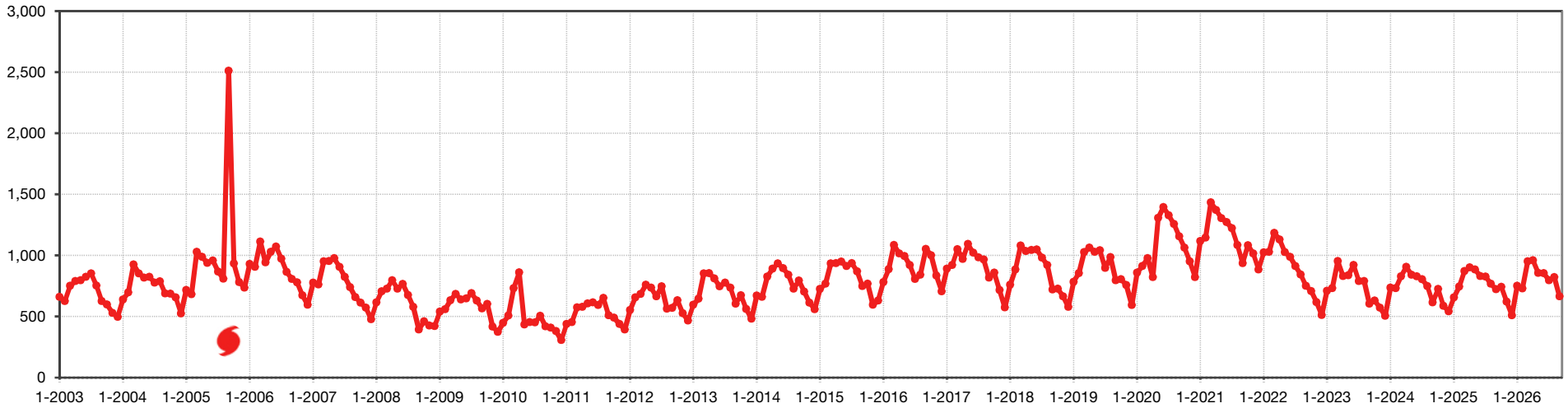


Year to Date



Pending Sales		Prior Year	Percent Change
October 2025	742	725	+2.3%
November 2025	622	587	+6.0%
December 2025	509	542	-6.1%
January 2026	750	655	+14.5%
February 2026	730	744	-1.9%
March 2026	951	872	+9.1%
April 2026	960	901	+6.5%
May 2026	857	884	-3.1%
June 2026	854	831	+2.8%
July 2026	796	827	-3.7%
August 2026	822	769	+6.9%
September 2026	**664**	**722**	**-8.0%**
12-Month Avg	771	755	+2.1%

Historical Pending Sales by Month

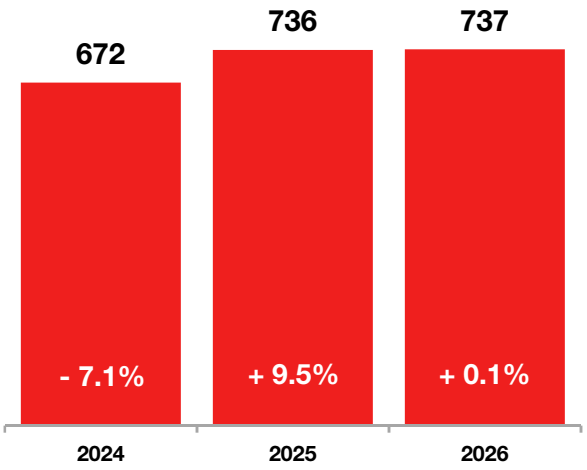


Closed Sales

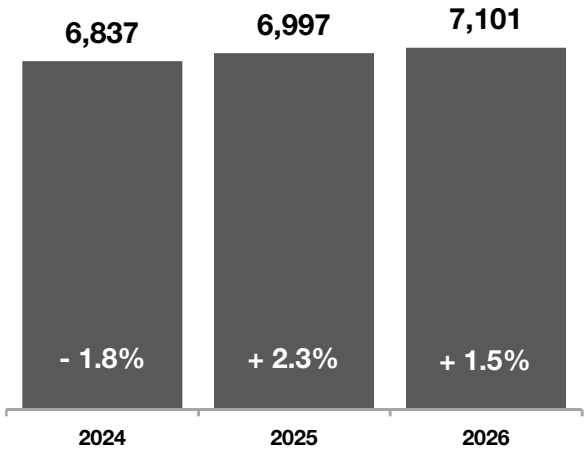
A count of the actual sales that closed in a given month.

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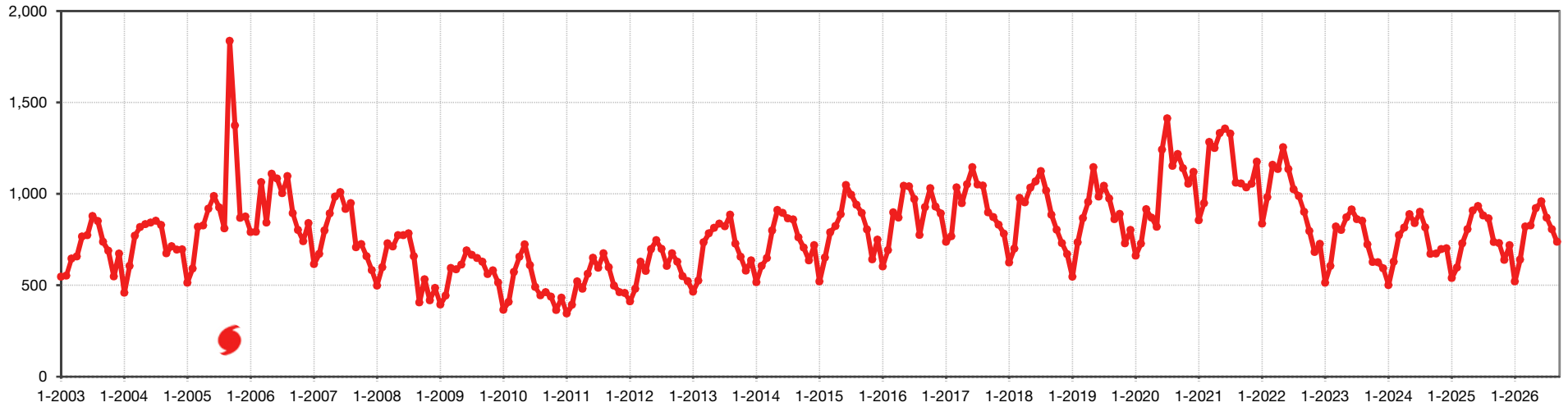


Year to Date



Closed Sales		Prior Year	Percent Change
October 2025	731	673	+8.6%
November 2025	638	697	-8.5%
December 2025	719	701	+2.6%
January 2026	521	540	-3.5%
February 2026	640	597	+7.2%
March 2026	821	729	+12.6%
April 2026	826	806	+2.5%
May 2026	922	909	+1.4%
June 2026	959	933	+2.8%
July 2026	869	881	-1.4%
August 2026	806	866	-6.9%
September 2026	**737**	**736**	**+0.1%**
12-Month Avg	766	756	+1.3%

Historical Closed Sales by Month

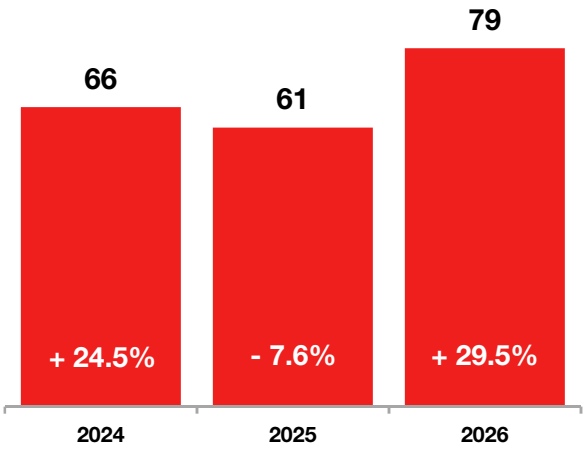


Days on Market Until Sale

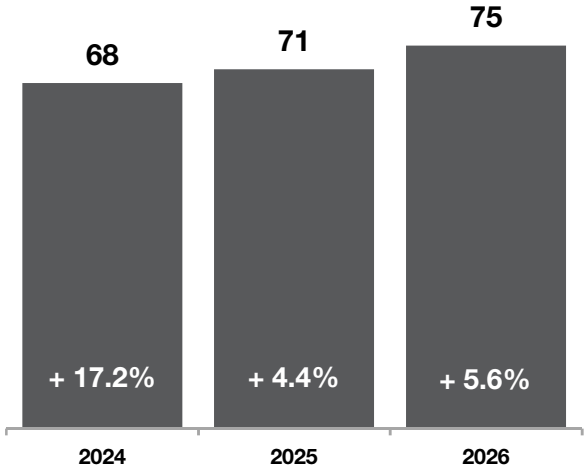
Average number of days between when a property is listed and when an offer is accepted in a given month.

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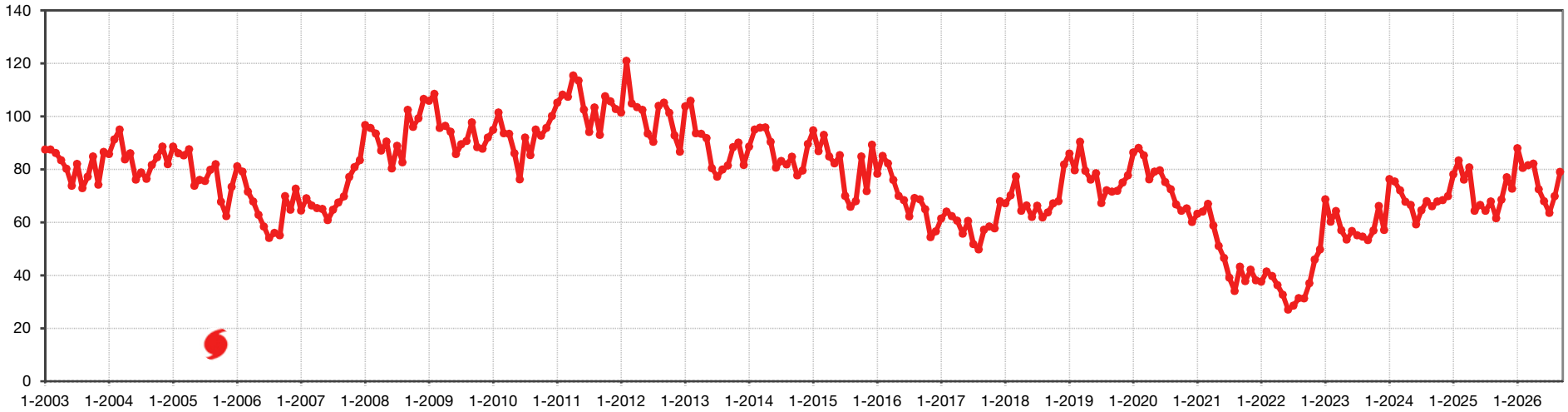
Year to Date



Days on Market		Prior Year	Percent Change
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	80	83	-3.6%
March 2026	82	76	+7.9%
April 2026	82	81	+1.2%
May 2026	72	64	+12.5%
June 2026	68	67	+1.5%
July 2026	63	64	-1.6%
August 2026	70	68	+2.9%
September 2026	**79**	**61**	**+29.5%**
12-Month Avg*	75	70	+7.1%

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

Historical Days on Market Until Sale by Month

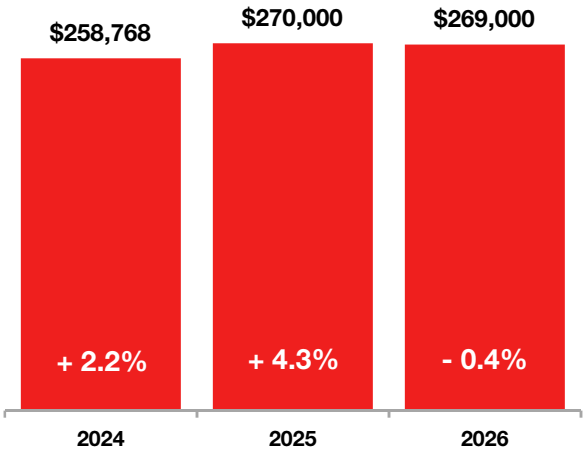


Median Sales Price

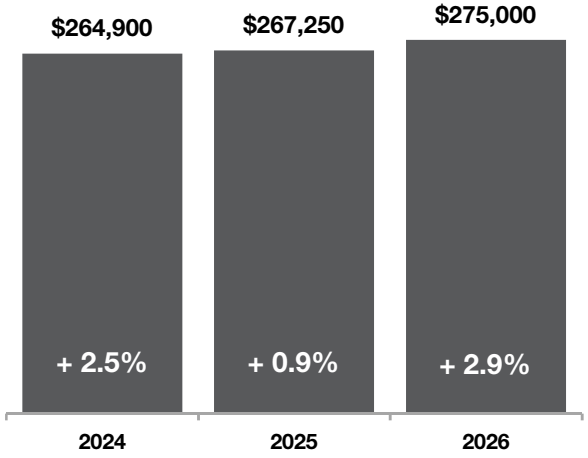
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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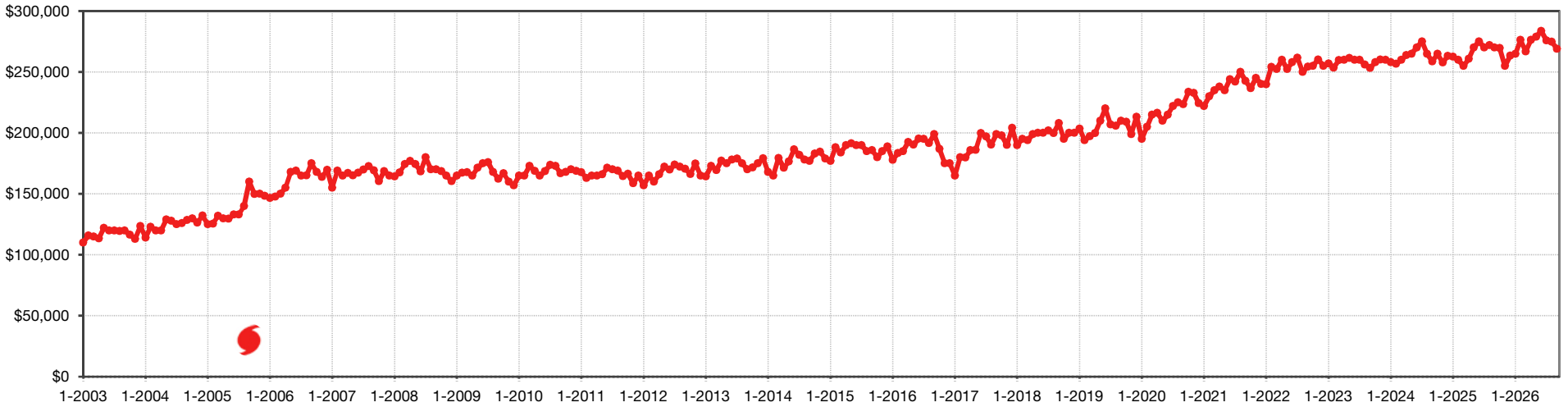
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$276,285	$259,900	+6.3%
March 2026	$266,900	$255,000	+4.7%
April 2026	$276,334	$260,915	+5.9%
May 2026	$278,950	$270,000	+3.3%
June 2026	$283,650	$275,000	+3.1%
July 2026	$276,000	$270,000	+2.2%
August 2026	$274,900	$272,000	+1.1%
September 2026	**$269,000**	**$270,000**	**-0.4%**
12-Month Med*	$270,285	$265,000	+2.0%

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

Historical Median Sales Price by Month

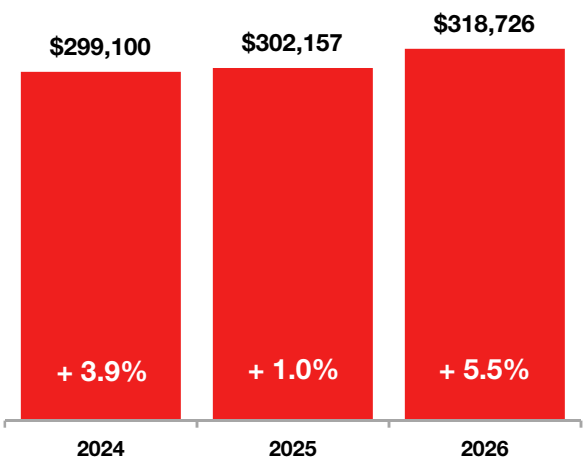


Average Sales Price

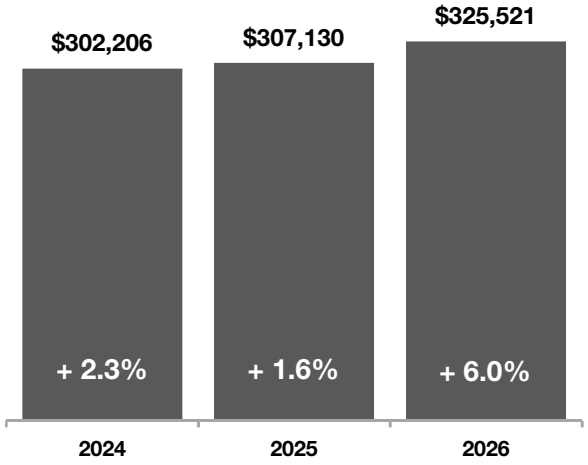
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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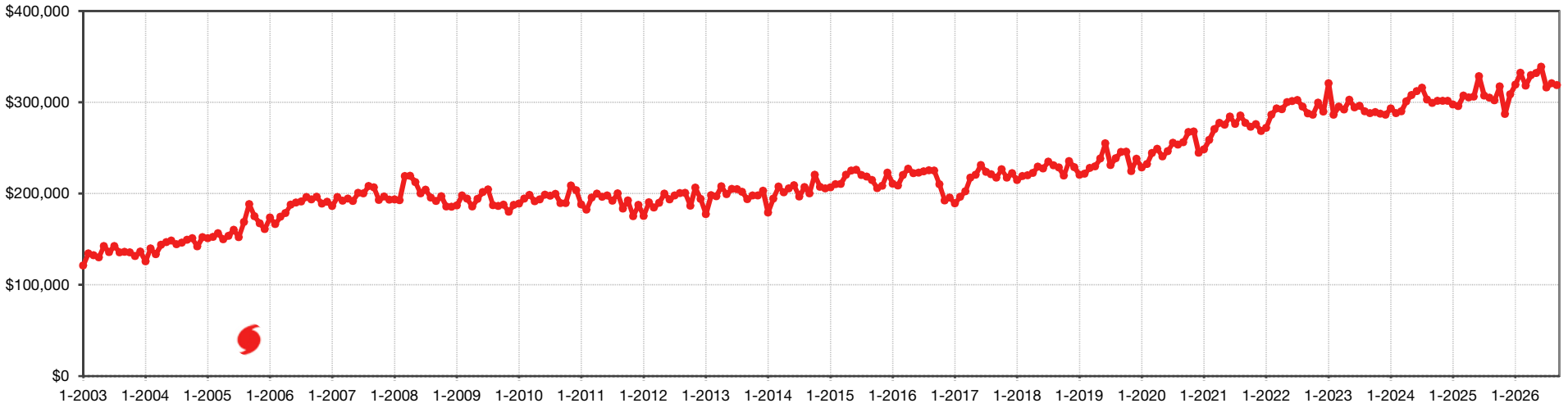
Year to Date



Avg. Sales Price		Prior Year	Percent Change
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	$319,430	$297,354	+7.4%
February 2026	$332,254	$295,714	+12.4%
March 2026	$318,105	$307,242	+3.5%
April 2026	$329,626	$305,284	+8.0%
May 2026	$331,894	$306,159	+8.4%
June 2026	$338,763	$328,366	+3.2%
July 2026	$316,125	$307,225	+2.9%
August 2026	$320,769	$305,019	+5.2%
September 2026	**$318,726**	**$302,157**	**+5.5%**
12-Month Avg*	$320,891	$305,848	+4.9%

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

Historical Average Sales Price by Month

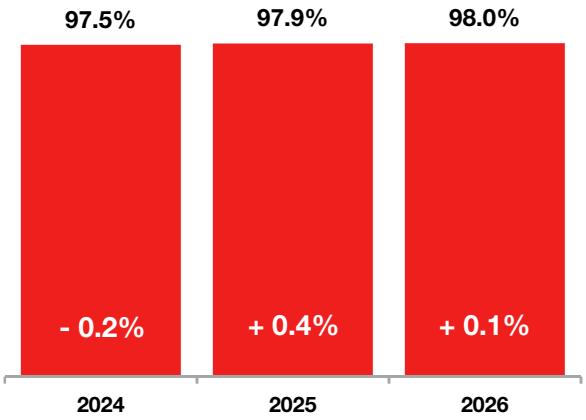


Percent of List Price Received

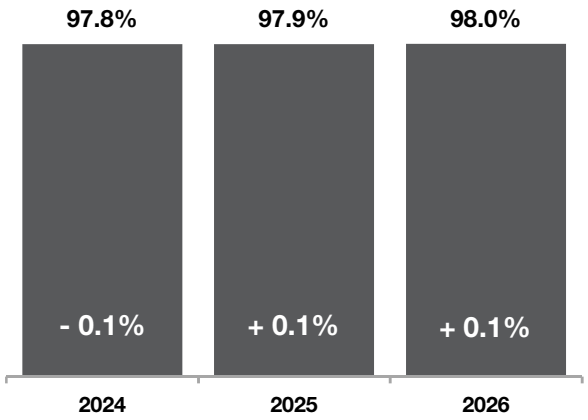
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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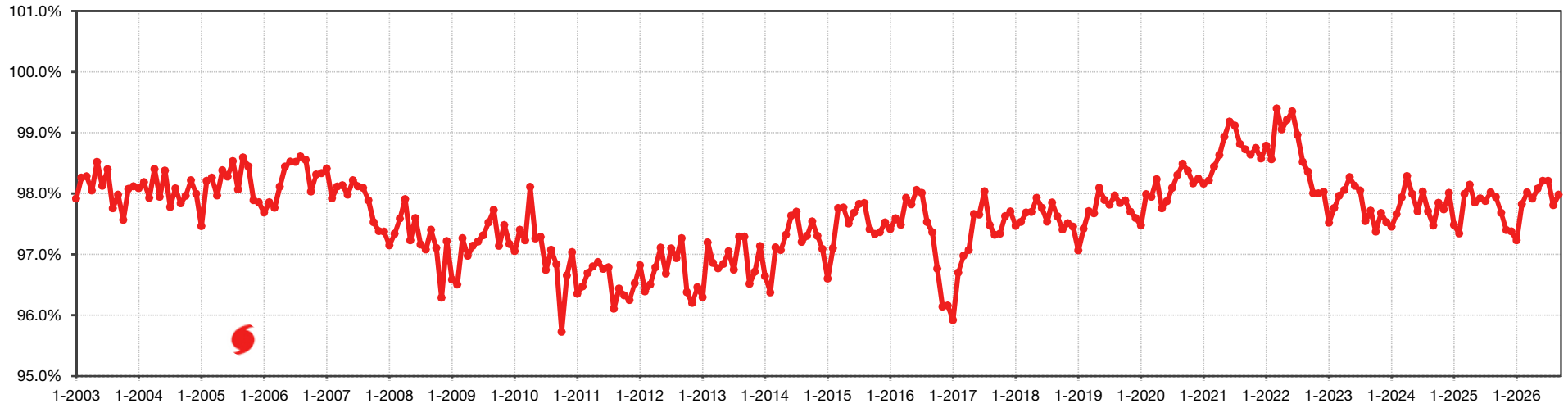
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	97.8%	97.3%	+0.5%
March 2026	98.0%	98.0%	0.0%
April 2026	97.9%	98.1%	-0.2%
May 2026	98.1%	97.9%	+0.2%
June 2026	98.2%	97.9%	+0.3%
July 2026	98.2%	97.9%	+0.3%
August 2026	97.8%	98.0%	-0.2%
September 2026	**98.0%**	**97.9%**	**+0.1%**
12-Month Avg*	97.9%	97.9%	0.0%

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

Historical Percent of List Price Received by Month

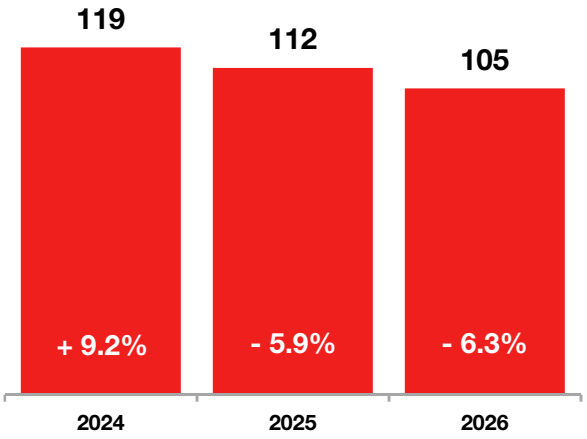


Housing Affordability Index

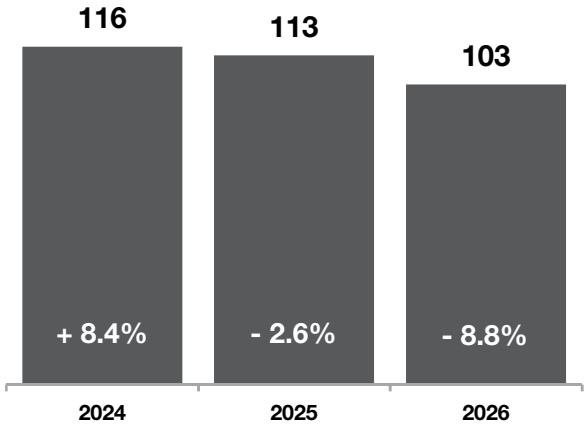
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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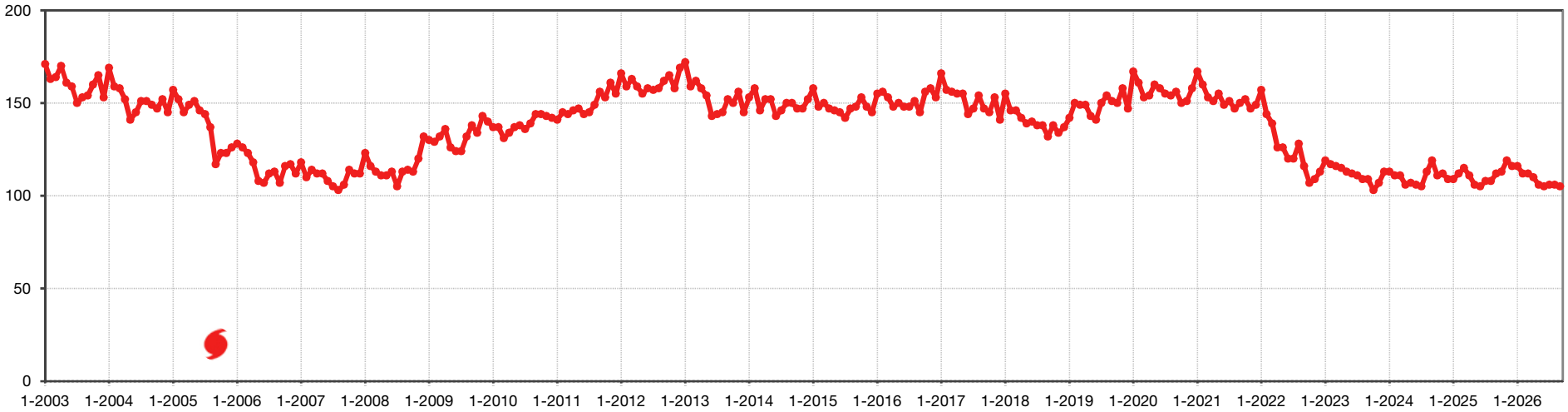


Year to Date



Affordability Index		Prior Year	Percent Change
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	112	112	0.0%
March 2026	112	115	-2.6%
April 2026	110	111	-0.9%
May 2026	106	106	0.0%
June 2026	105	105	0.0%
July 2026	106	108	-1.9%
August 2026	106	108	-1.9%
September 2026	**105**	**112**	**-6.3%**
12-Month Avg	111	110	+0.6%

Historical Housing Affordability Index by Month

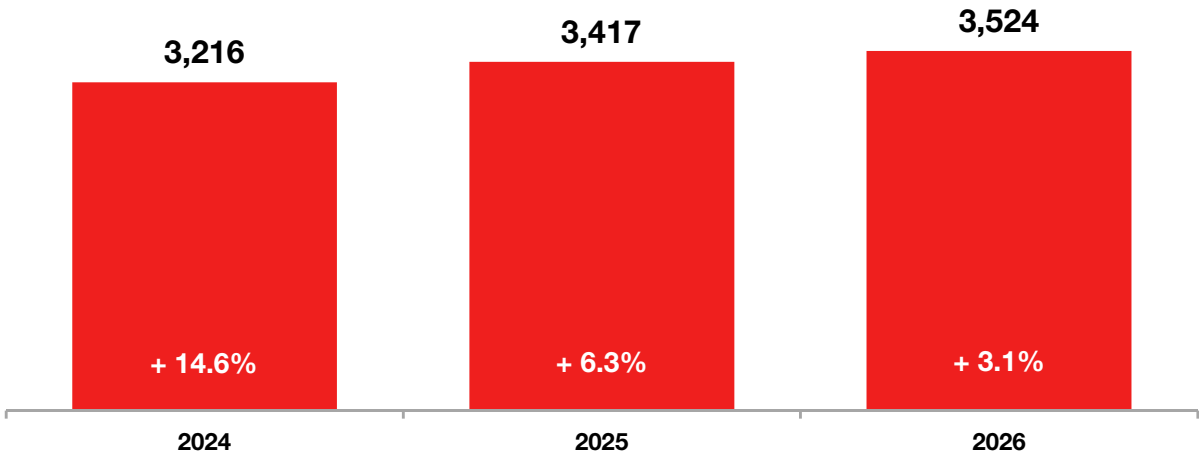


Inventory of Homes for Sale

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

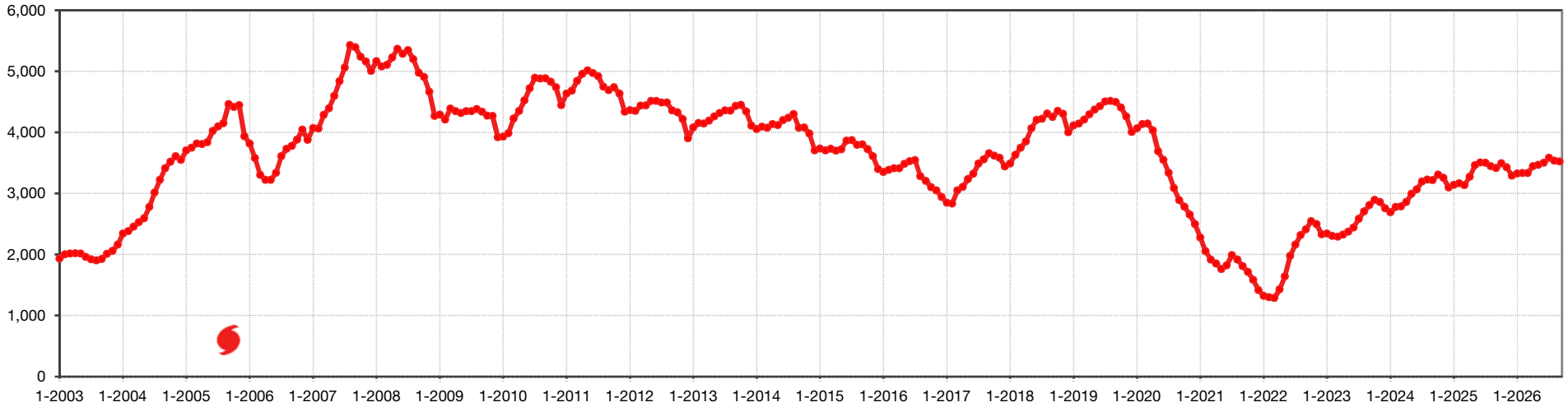
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September



Homes for Sale		Prior Year	Percent Change
October 2025	3,493	3,308	+5.6%
November 2025	3,427	3,254	+5.3%
December 2025	3,288	3,097	+6.2%
January 2026	3,325	3,140	+5.9%
February 2026	3,335	3,165	+5.4%
March 2026	3,332	3,134	+6.3%
April 2026	3,443	3,273	+5.2%
May 2026	3,465	3,464	+0.0%
June 2026	3,501	3,504	-0.1%
July 2026	3,583	3,501	+2.3%
August 2026	3,536	3,445	+2.6%
September 2026	**3,524**	**3,417**	**+3.1%**
12-Month Avg*	3,438	3,309	+3.9%

Historical Inventory of Homes for Sale by Month

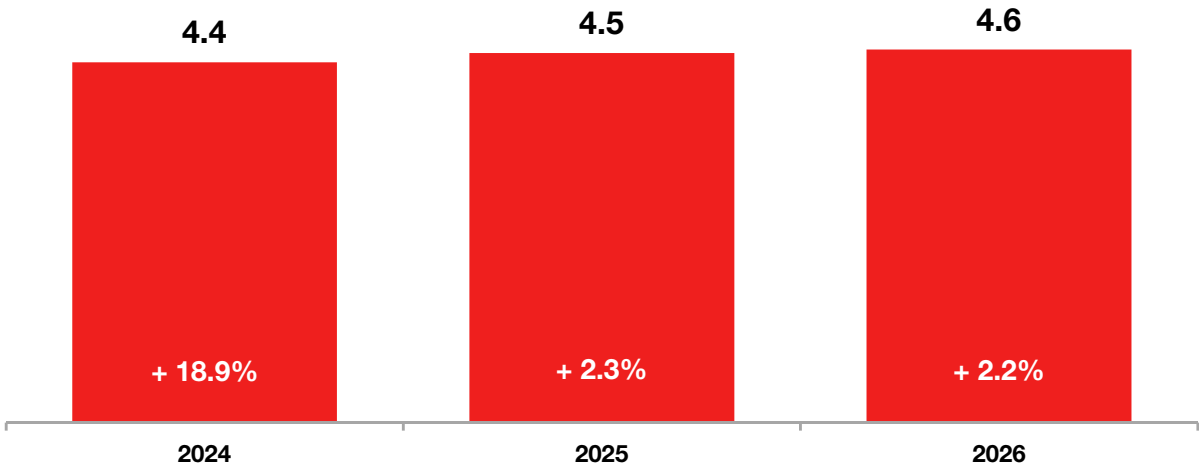


Months Supply of Inventory

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.

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September



Months Supply		Prior Year	Percent Change
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	4.4	4.3	+2.3%
March 2026	4.3	4.2	+2.4%
April 2026	4.4	4.4	0.0%
May 2026	4.5	4.7	-4.3%
June 2026	4.5	4.7	-4.3%
July 2026	4.6	4.7	-2.1%
August 2026	4.6	4.6	0.0%
September 2026	**4.6**	**4.5**	**+2.2%**
12-Month Avg*	4.5	4.5	0.0%

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

Historical Months Supply of Inventory by Month

