

Monthly Indicators



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May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings were down 17.0 percent to 1,102. Pending Sales increased 2.6 percent to 907. Inventory shrank 3.2 percent to 3,351 units.

Prices moved higher as Median Sales Price was up 3.3 percent to \$279,000. Days on Market increased 12.5 percent to 72 days. Months Supply of Inventory was down 8.5 percent to 4.3 months.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

+ 0.8%

+ 3.3%

- 3.2%

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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,327	1,102	- 17.0%	5,654	5,661	+ 0.1%
Pending Sales		884	907	+ 2.6%	4,056	4,308	+ 6.2%
Closed Sales		909	916	+ 0.8%	3,581	3,725	+ 4.0%
Days on Market		64	72	+ 12.5%	76	80	+ 5.3%
Median Sales Price		\$270,000	\$279,000	+ 3.3%	\$261,450	\$274,058	+ 4.8%
Avg. Sales Price		\$306,159	\$332,266	+ 8.5%	\$303,115	\$326,344	+ 7.7%
Pct. of List Price Received		97.9%	98.1%	+ 0.2%	97.8%	97.9%	+ 0.1%
Affordability Index		106	106	0.0%	110	108	- 1.8%
Homes for Sale		3,460	3,351	- 3.2%	--	--	--
Months Supply		4.7	4.3	- 8.5%	--	--	--

New Listings

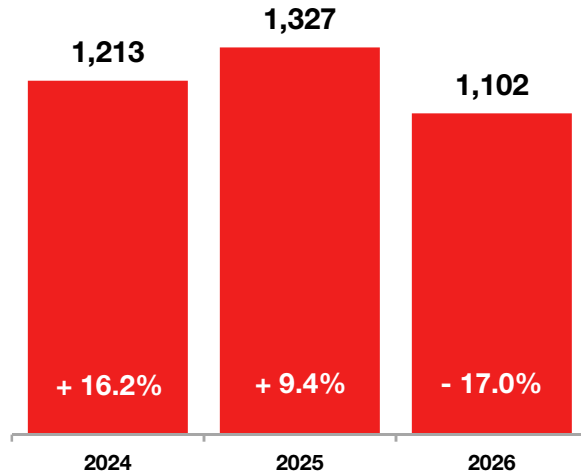
A count of the properties that have been newly listed on the market in a given month.



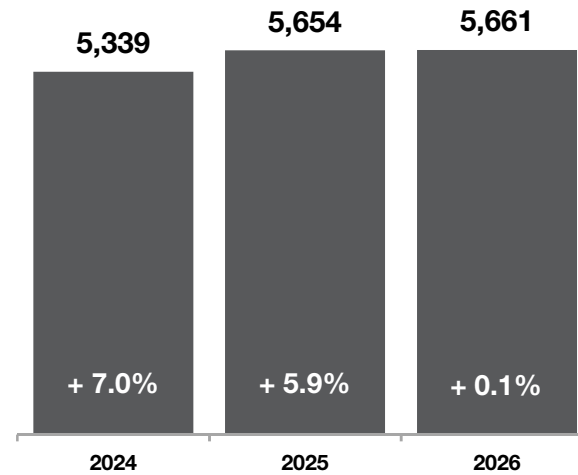
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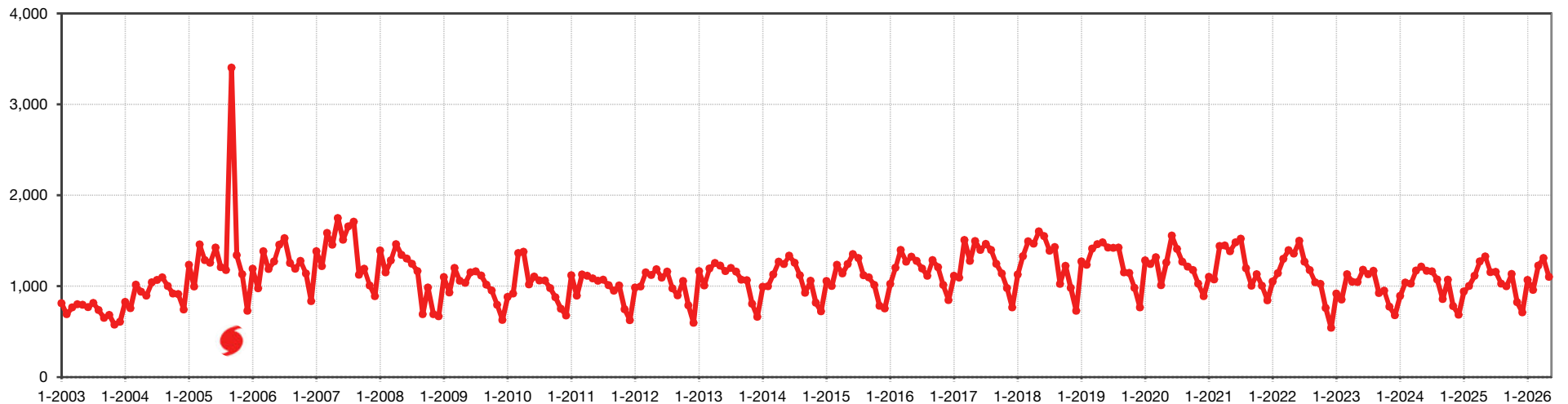


Year to Date



New Listings	Prior Year	Percent Change	
June 2025	1,153	1,169	-1.4%
July 2025	1,155	1,161	-0.5%
August 2025	1,026	1,073	-4.4%
September 2025	997	856	+16.5%
October 2025	1,132	1,070	+5.8%
November 2025	824	781	+5.5%
December 2025	712	685	+3.9%
January 2026	1,067	941	+13.4%
February 2026	959	1,001	-4.2%
March 2026	1,224	1,114	+9.9%
April 2026	1,309	1,271	+3.0%
May 2026	1,102	1,327	-17.0%
12-Month Avg	1,055	1,037	+1.7%

Historical New Listings by Month



Pending Sales

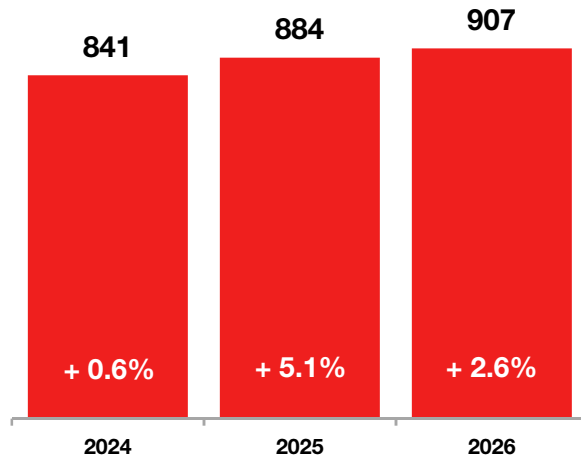
A count of the properties on which offers have been accepted in a given month.



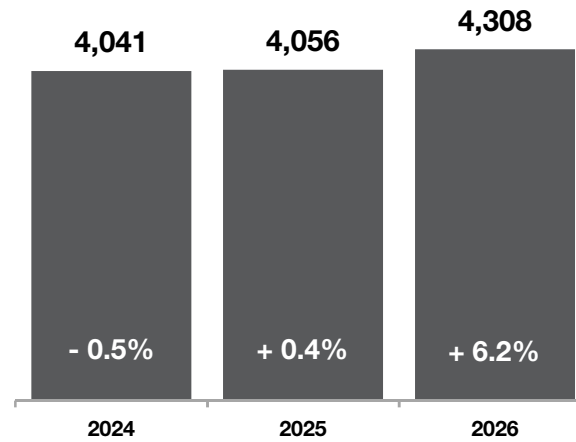
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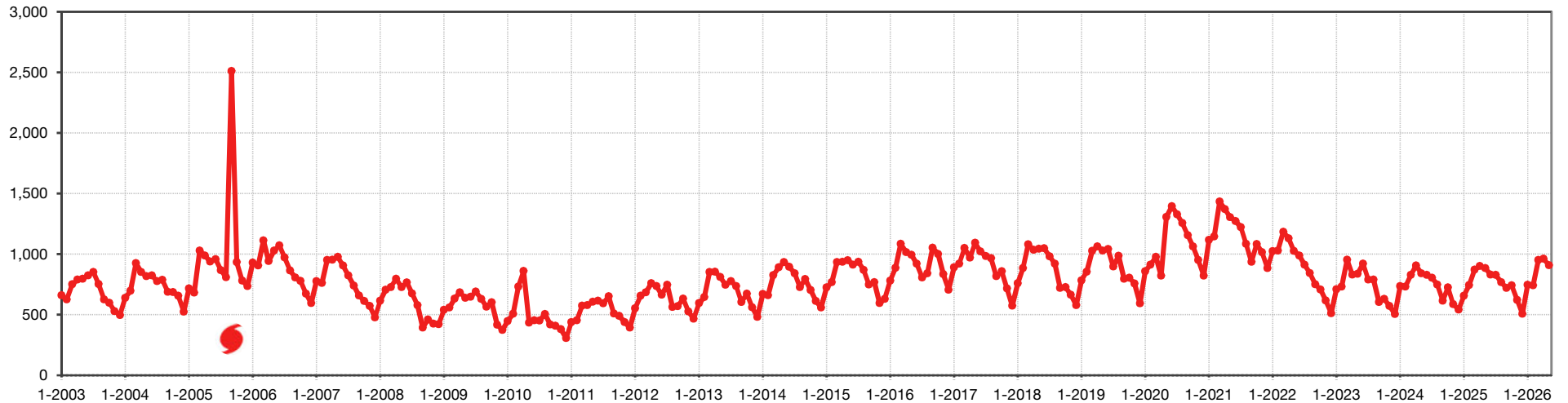


Year to Date



	Pending Sales	Prior Year	Percent Change
June 2025	831	829	+0.2%
July 2025	829	804	+3.1%
August 2025	768	749	+2.5%
September 2025	721	614	+17.4%
October 2025	743	725	+2.5%
November 2025	622	587	+6.0%
December 2025	508	542	-6.3%
January 2026	747	655	+14.0%
February 2026	742	744	-0.3%
March 2026	951	872	+9.1%
April 2026	961	901	+6.7%
May 2026	907	884	+2.6%
12-Month Avg	778	742	+4.9%

Historical Pending Sales by Month



Closed Sales

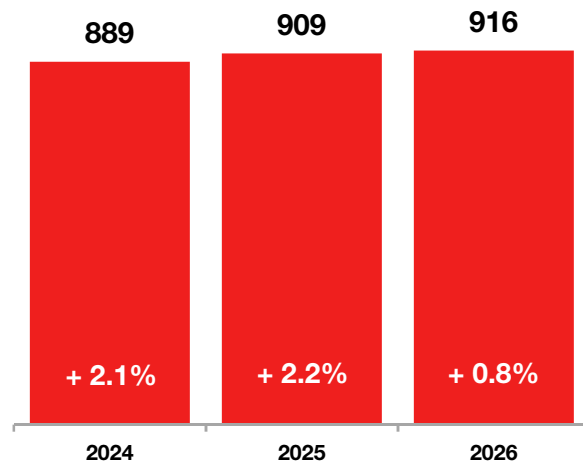
A count of the actual sales that closed in a given month.



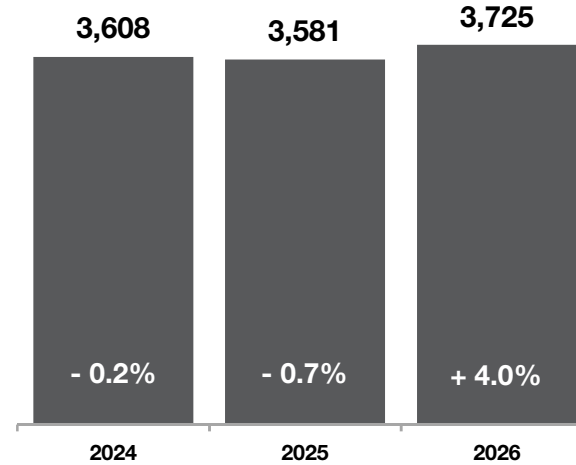
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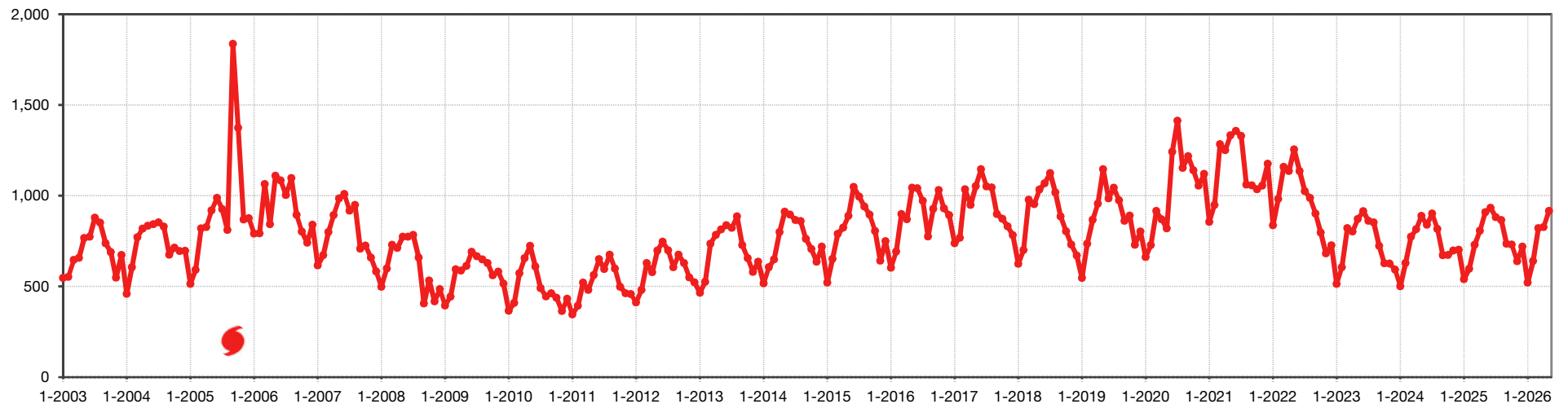


Year to Date



Closed Sales	Prior Year	Percent Change	
June 2025	933	840	+11.1%
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	521	540	-3.5%
February 2026	640	597	+7.2%
March 2026	821	729	+12.6%
April 2026	827	806	+2.6%
May 2026	916	909	+0.8%
12-Month Avg	769	740	+3.9%

Historical Closed Sales by Month



Days on Market Until Sale

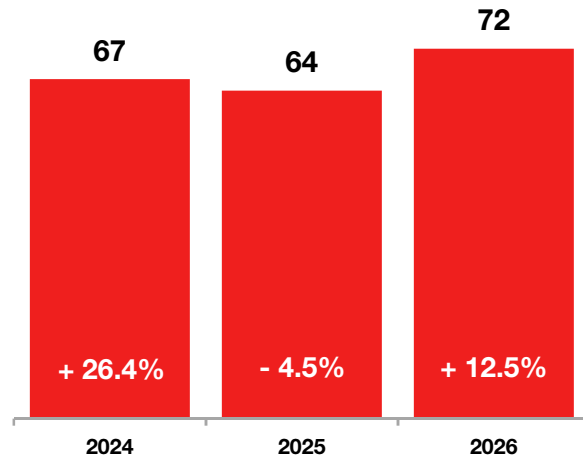
Average number of days between when a property is listed and when an offer is accepted in a given month.



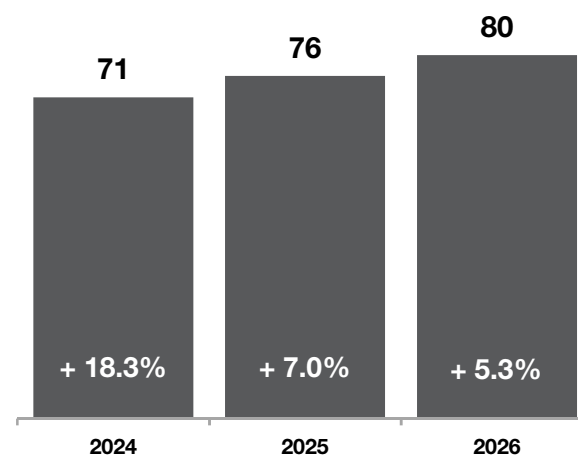
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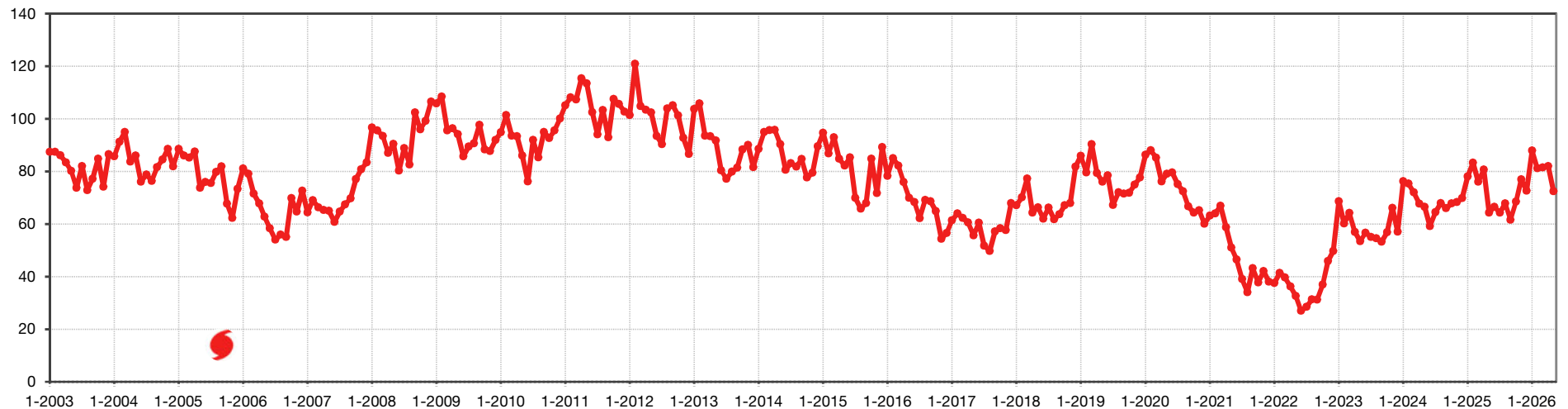
Year to Date



Days on Market	Prior Year	Percent Change
June 2025	59	+13.6%
July 2025	65	-1.5%
August 2025	68	0.0%
September 2025	66	-6.1%
October 2025	68	+1.5%
November 2025	68	+13.2%
December 2025	70	+4.3%
January 2026	78	+12.8%
February 2026	83	-2.4%
March 2026	76	+7.9%
April 2026	81	+1.2%
May 2026	64	+12.5%
12-Month Avg*	73	+4.3%

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

Historical Days on Market Until Sale by Month



Median Sales Price

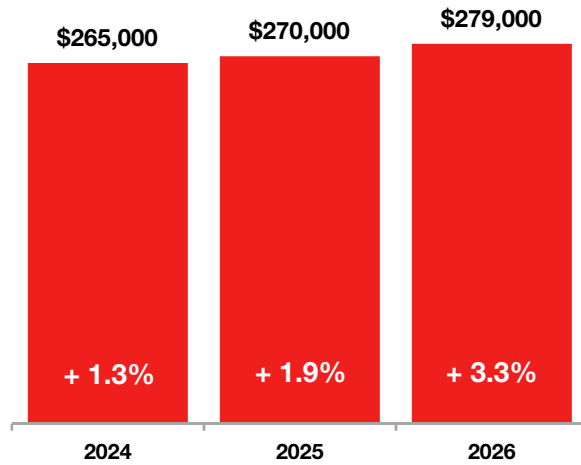
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



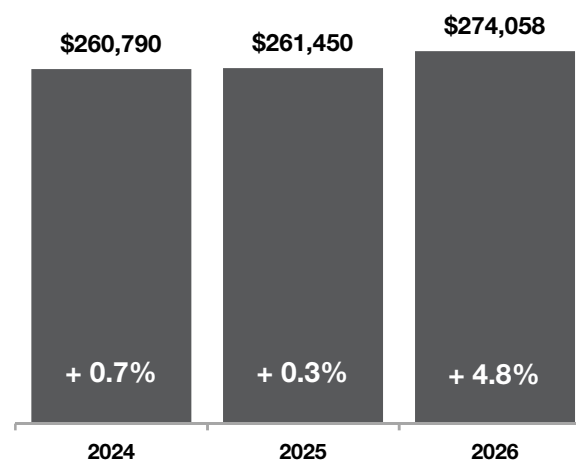
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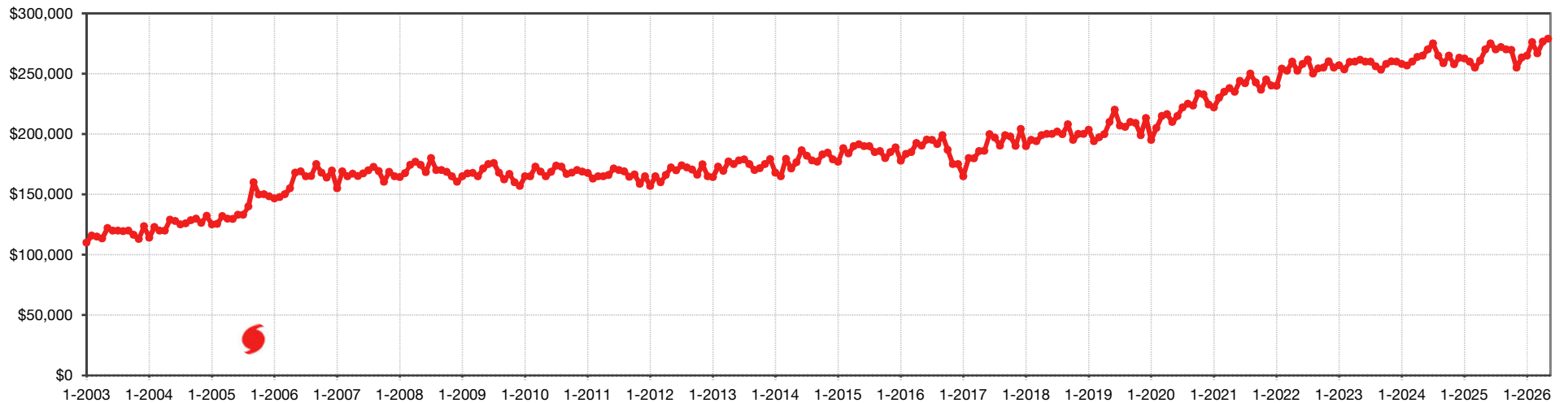
Year to Date



Month	Median Sales Price	Prior Year	Percent Change
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	\$276,043	\$259,900	+6.2%
March 2026	\$266,900	\$255,000	+4.7%
April 2026	\$276,630	\$260,915	+6.0%
May 2026	\$279,000	\$270,000	+3.3%
12-Month Med*	\$270,000	\$264,900	+1.9%

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

Historical Median Sales Price by Month



Average Sales Price

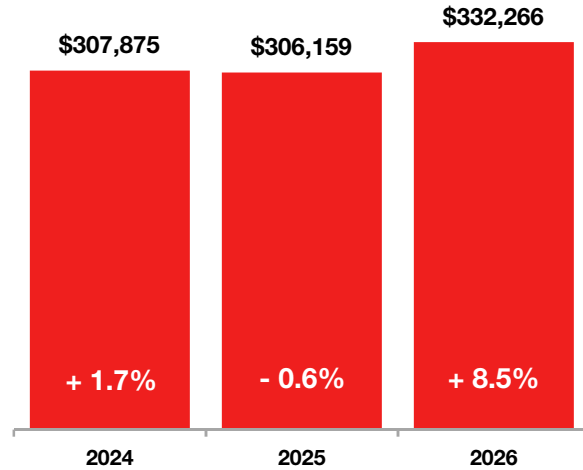
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



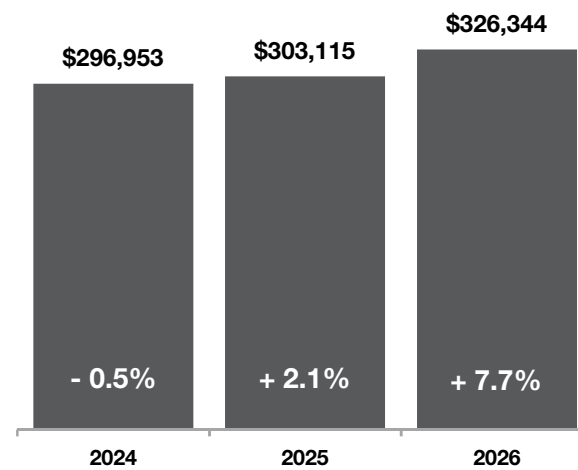
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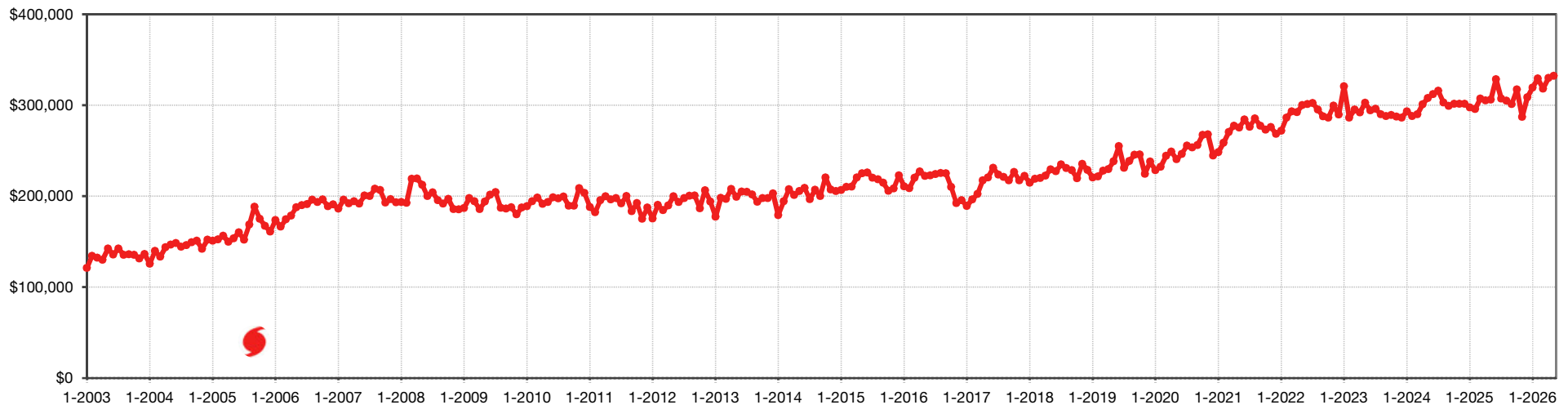
Year to Date



	Avg. Sales Price	Prior Year	Percent Change
June 2025	\$328,366	\$312,109	+5.2%
July 2025	\$307,225	\$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	\$319,430	\$297,354	+7.4%
February 2026	\$329,428	\$295,714	+11.4%
March 2026	\$318,105	\$307,242	+3.5%
April 2026	\$329,945	\$305,284	+8.1%
May 2026	\$332,266	\$306,159	+8.5%
12-Month Avg*	\$315,924	\$304,544	+3.7%

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

Historical Average Sales Price by Month



Percent of List Price Received

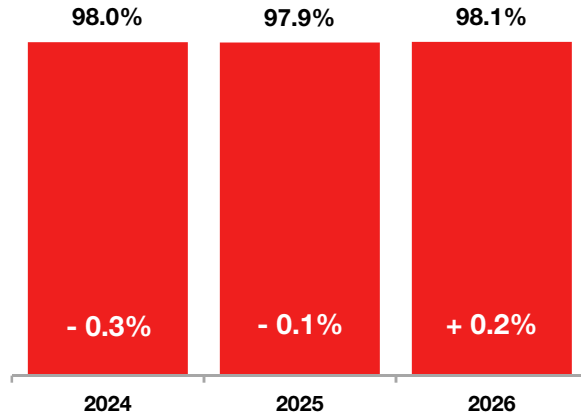
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



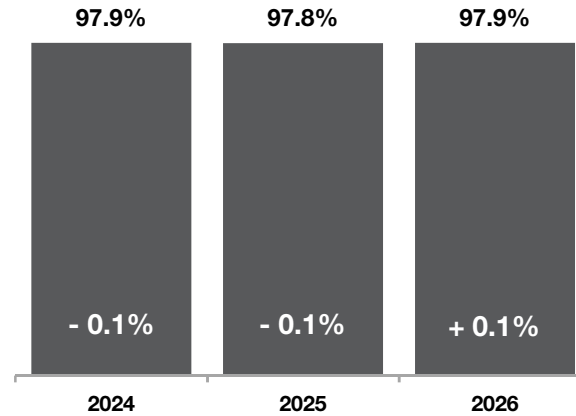
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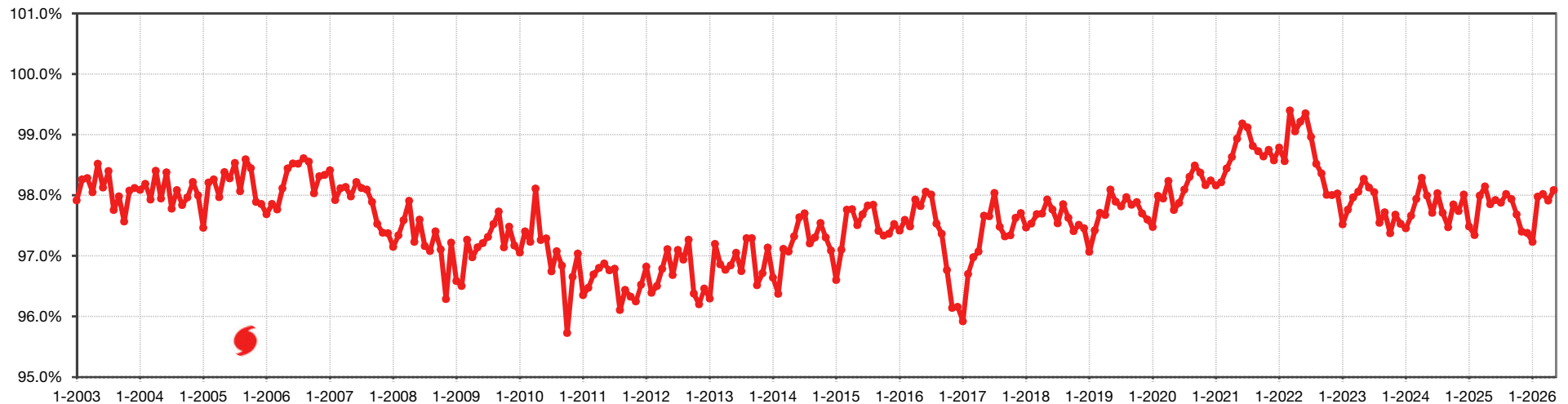
Year to Date



	Pct. of List Price Received	Prior Year	Percent Change
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%
March 2026	98.0%	98.0%	0.0%
April 2026	97.9%	98.1%	-0.2%
May 2026	98.1%	97.9%	+0.2%
12-Month Avg*	97.8%	97.8%	0.0%

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

Historical Percent of List Price Received by Month



Housing Affordability Index

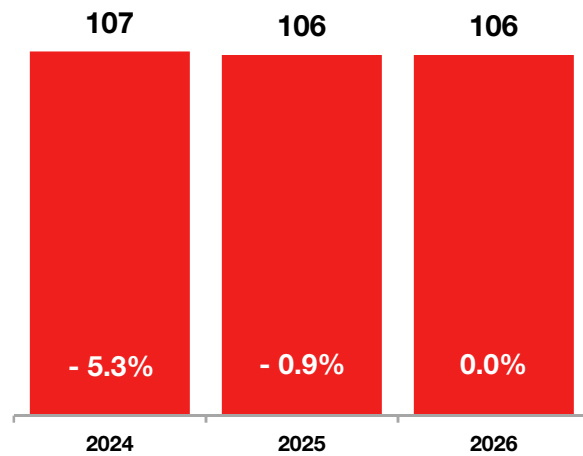
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



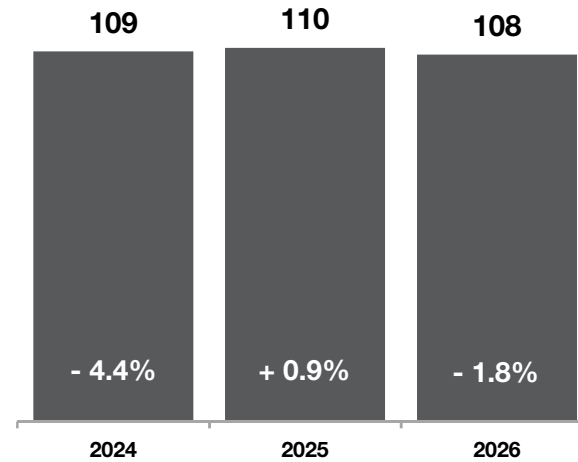
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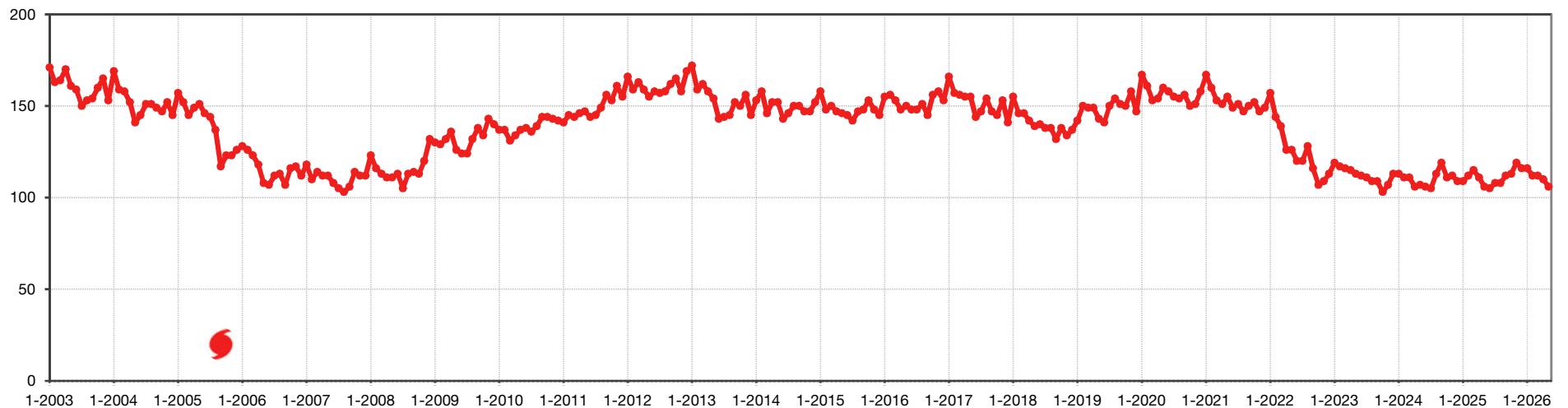


Year to Date



	Affordability Index	Prior Year	Percent Change
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	112	112	0.0%
March 2026	112	115	-2.6%
April 2026	110	111	-0.9%
May 2026	106	106	0.0%
12-Month Avg	111	111	+0.7%

Historical Housing Affordability Index by Month



Inventory of Homes for Sale

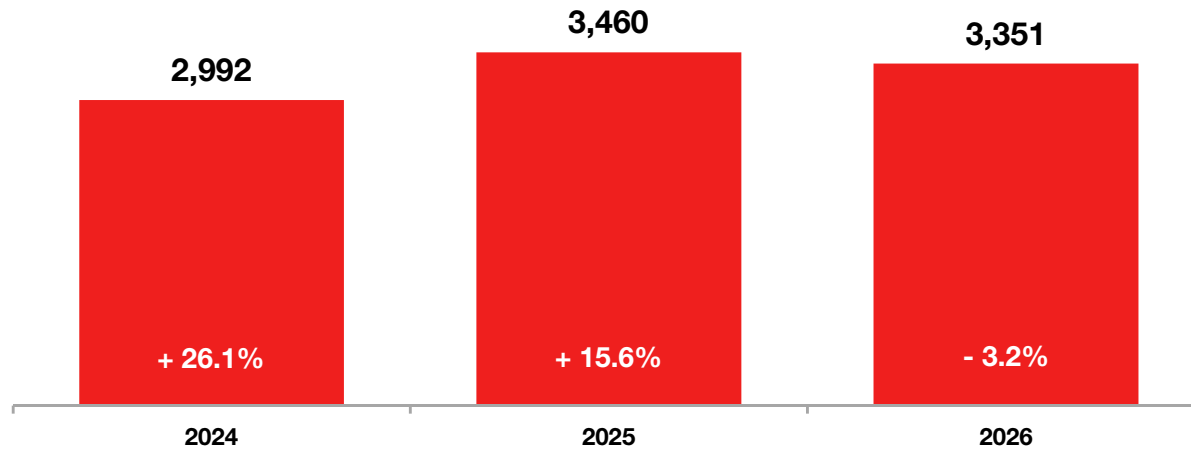
The number of properties available for sale in active status at the end of a given month.



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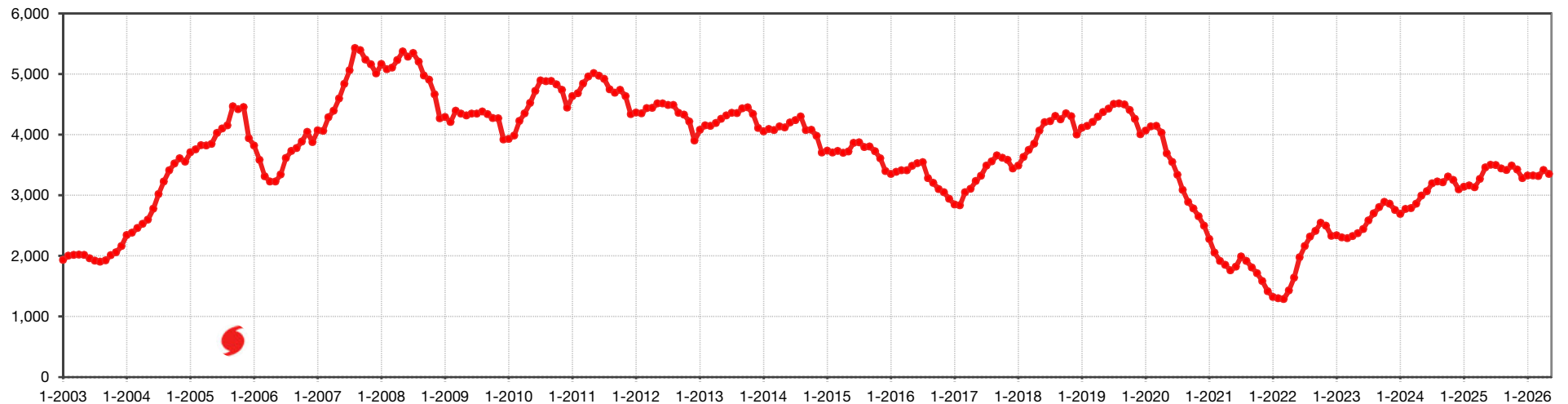


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Homes for Sale		Prior Year	Percent Change
June 2025	3,500	3,065	+14.2%
July 2025	3,497	3,194	+9.5%
August 2025	3,441	3,224	+6.7%
September 2025	3,414	3,214	+6.2%
October 2025	3,489	3,306	+5.5%
November 2025	3,422	3,252	+5.2%
December 2025	3,283	3,095	+6.1%
January 2026	3,324	3,138	+5.9%
February 2026	3,324	3,161	+5.2%
March 2026	3,315	3,130	+5.9%
April 2026	3,414	3,269	+4.4%
May 2026	3,351	3,460	-3.2%
12-Month Avg*	3,398	3,209	+5.9%

Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

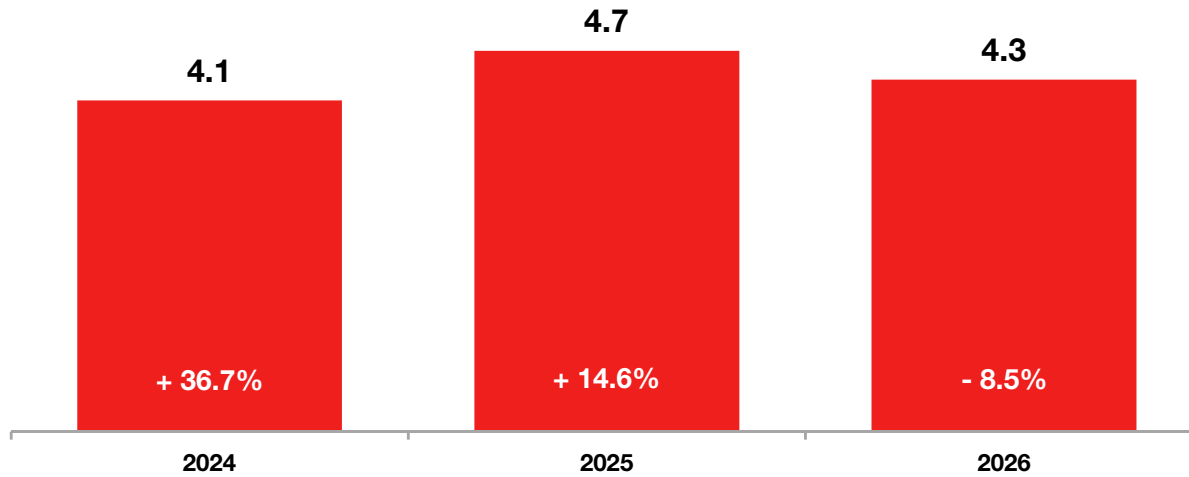
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



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Months Supply		Prior Year	Percent Change
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	4.4	4.3	+2.3%
March 2026	4.3	4.2	+2.4%
April 2026	4.4	4.4	0.0%
May 2026	4.3	4.7	-8.5%
12-Month Avg*	4.5	4.4	+2.3%

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

Historical Months Supply of Inventory by Month

