Monthly Indicators

THE GREATER BATON ROUGE ASSOCIATION OF REALTORS®
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August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings were up 3.9 percent to 1,067. Pending Sales increased 10.4 percent to 849. Inventory shrank 0.1 percent to 3,439 units

Prices moved higher as Median Sales Price was up 1.1 percent to $274,900. Days on Market increased 2.9 percent to 70 days. Months Supply of Inventory was down 4.3 percent to 4.4 months.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 7.0%	+ 1.1%	- 0.1%
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.

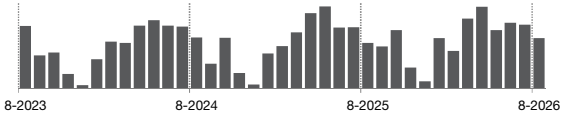
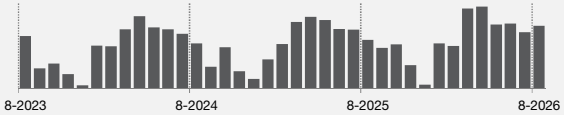
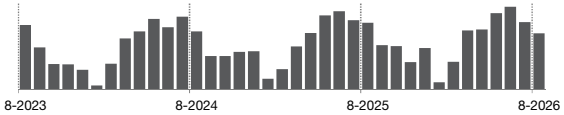
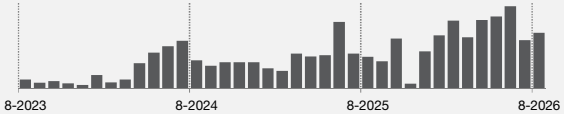
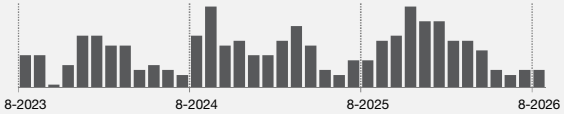
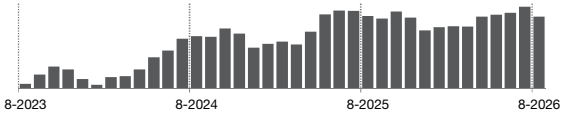
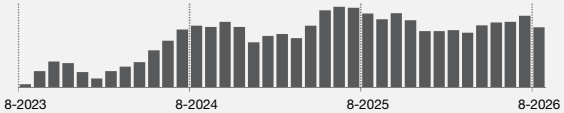
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Current as of September 6, 2026. All data from the Greater Baton Rouge Association of REALTORS® MLS. Information deemed reliable but not guaranteed. Report © 2026 ShowingTime Plus, LLC.

Activity Overview

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

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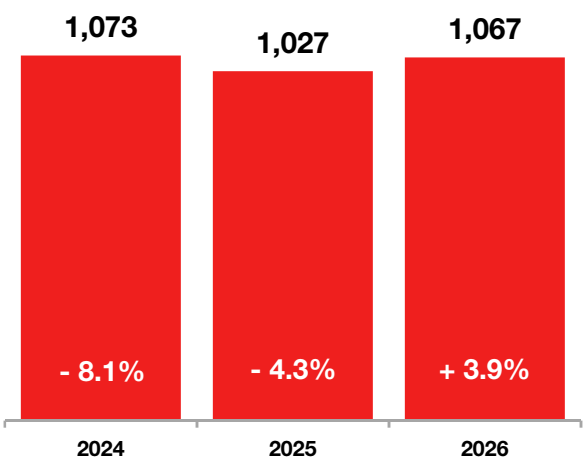
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,027	**1,067**	+ 3.9%	8,989	**9,147**	+ 1.8%
Pending Sales		769	**849**	+ 10.4%	6,483	**6,774**	+ 4.5%
Closed Sales		866	**805**	- 7.0%	6,261	**6,363**	+ 1.6%
Days on Market		68	**70**	+ 2.9%	72	**75**	+ 4.2%
Median Sales Price		$272,000	**$274,900**	+ 1.1%	$266,900	**$275,000**	+ 3.0%
Avg. Sales Price		$305,019	**$321,145**	+ 5.3%	$307,715	**$326,056**	+ 6.0%
Pct. of List Price Received		98.0%	**97.8%**	- 0.2%	97.9%	**98.0%**	+ 0.1%
Affordability Index		108	**106**	- 1.9%	110	**106**	- 3.6%
Homes for Sale		3,444	**3,439**	- 0.1%	--	--	--
Months Supply		4.6	**4.4**	- 4.3%	--	--	--

New Listings

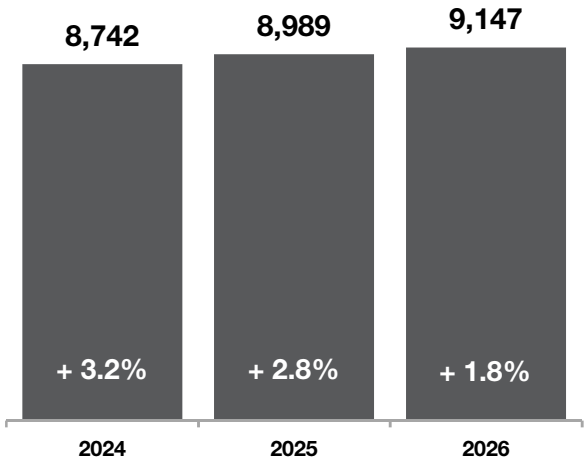
A count of the properties that have been newly listed on the market in a given month.

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August

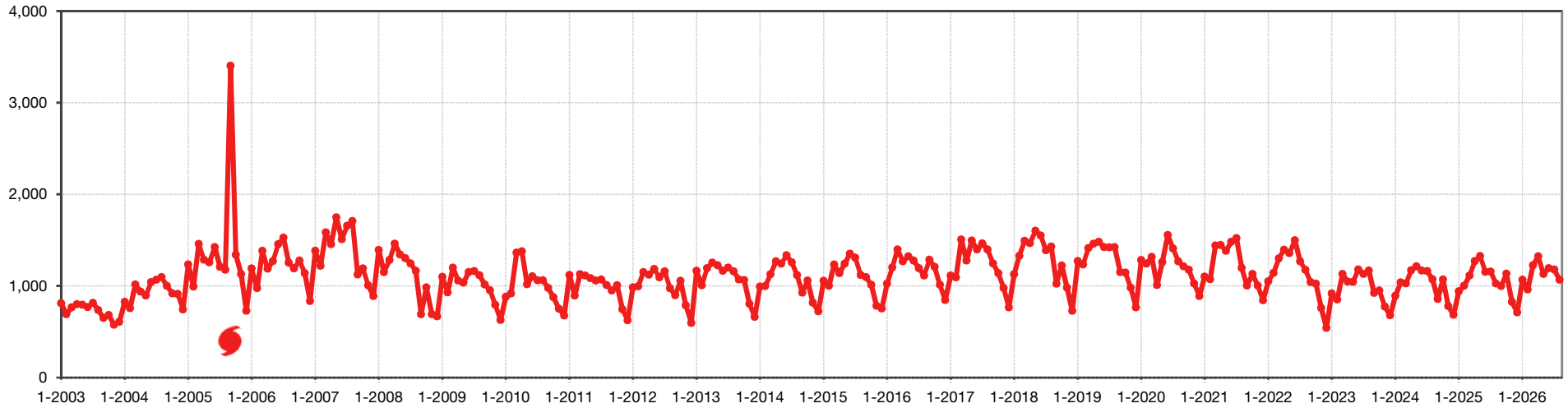


Year to Date



New Listings		Prior Year	Percent Change
September 2025	998	856	+16.6%
October 2025	1,132	1,070	+5.8%
November 2025	825	781	+5.6%
December 2025	712	685	+3.9%
January 2026	1,067	941	+13.4%
February 2026	961	1,001	-4.0%
March 2026	1,226	1,114	+10.1%
April 2026	1,324	1,271	+4.2%
May 2026	1,131	1,327	-14.8%
June 2026	1,193	1,153	+3.5%
July 2026	1,178	1,155	+2.0%
August 2026	**1,067**	**1,027**	**+3.9%**
12-Month Avg	1,068	1,032	+3.5%

Historical New Listings by Month

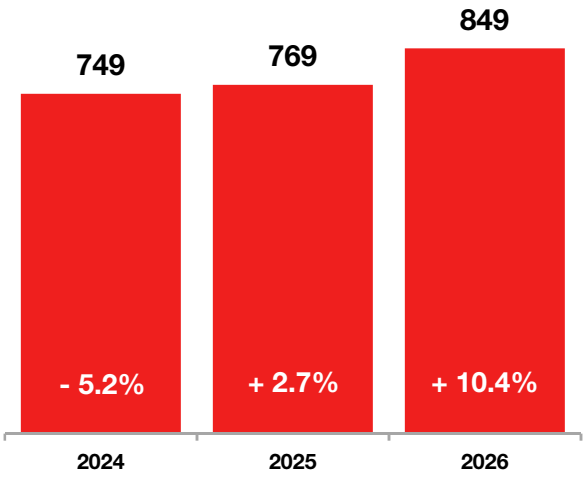


Pending Sales

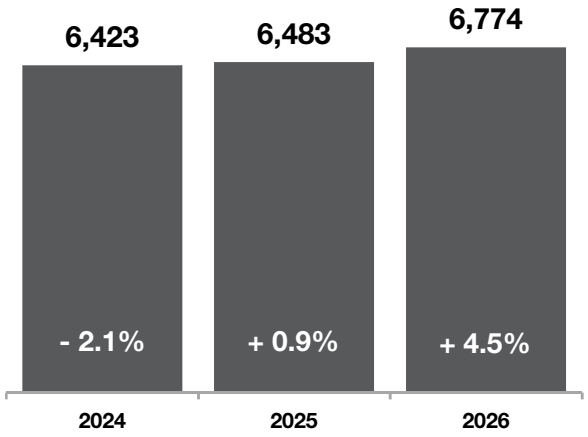
A count of the properties on which offers have been accepted in a given month.

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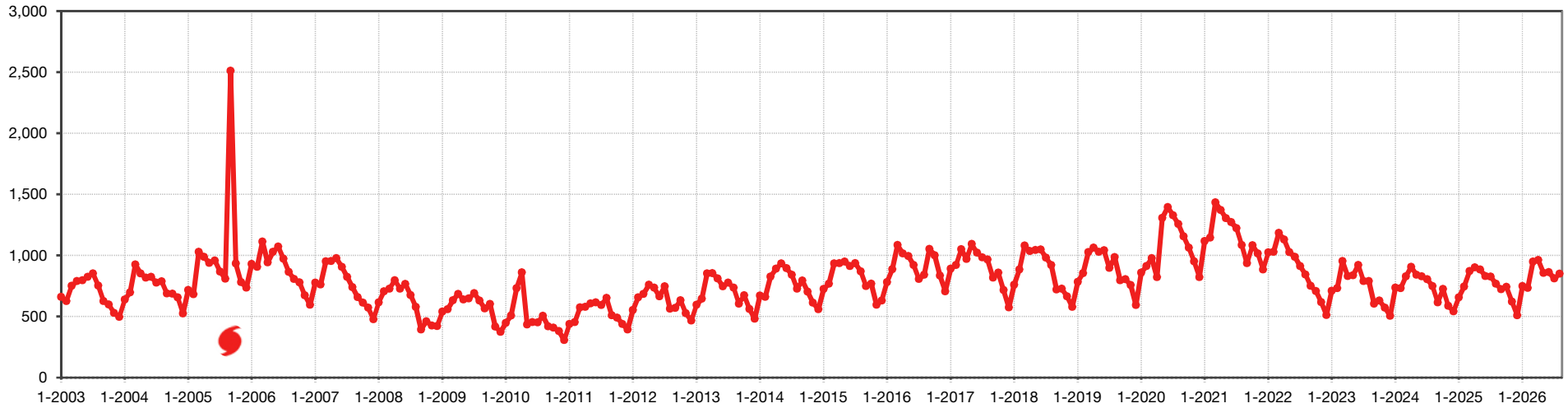


Year to Date



Pending Sales		Prior Year	Percent Change
September 2025	722	614	+17.6%
October 2025	742	725	+2.3%
November 2025	622	587	+6.0%
December 2025	509	542	-6.1%
January 2026	749	655	+14.4%
February 2026	733	744	-1.5%
March 2026	950	872	+8.9%
April 2026	961	901	+6.7%
May 2026	857	884	-3.1%
June 2026	863	831	+3.9%
July 2026	812	827	-1.8%
August 2026	**849**	**769**	**+10.4%**
12-Month Avg	781	746	+4.7%

Historical Pending Sales by Month

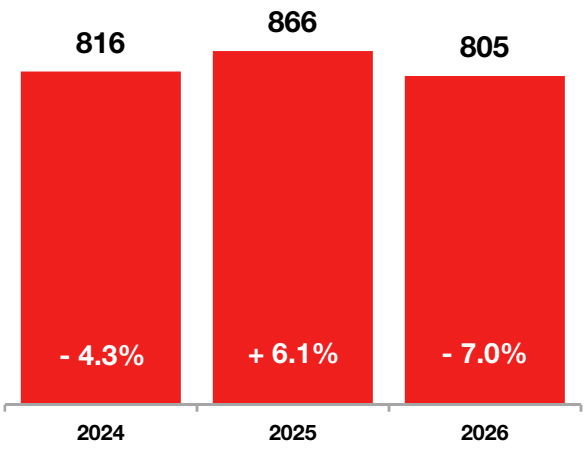


Closed Sales

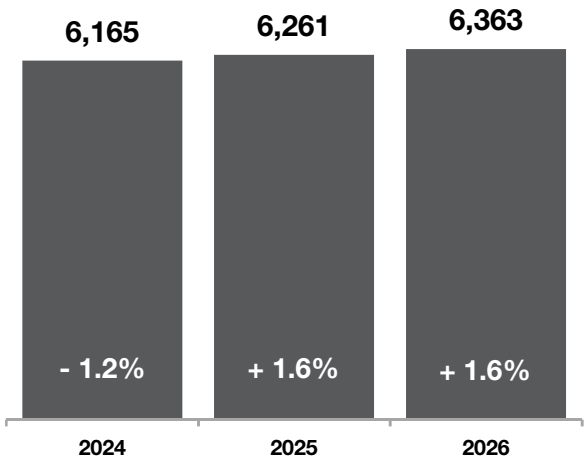
A count of the actual sales that closed in a given month.

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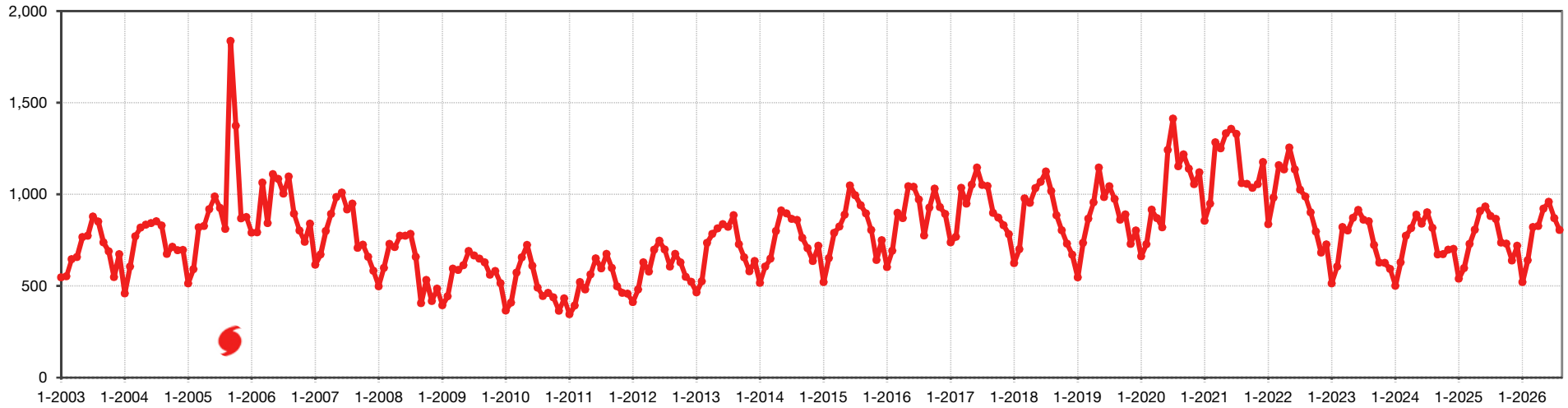


Year to Date



Closed Sales		Prior Year	Percent Change
September 2025	736	672	+9.5%
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	**805**	**866**	**-7.0%**
12-Month Avg	766	750	+2.1%

Historical Closed Sales by Month

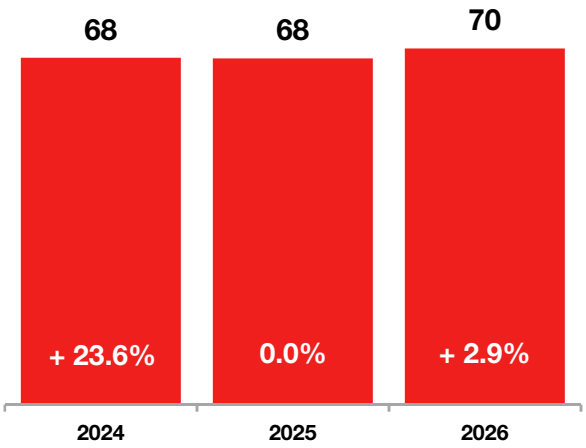


Days on Market Until Sale

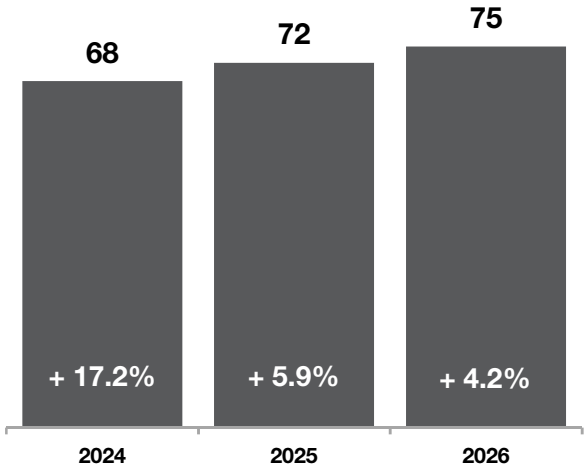
Average number of days between when a property is listed and when an offer is accepted in a given month.

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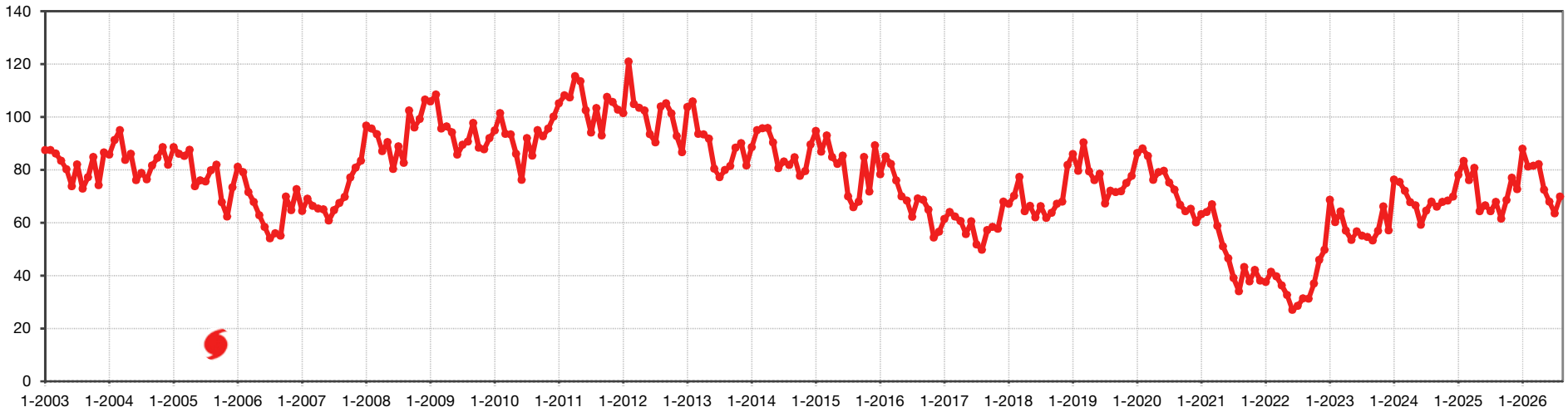
Year to Date



Days on Market		Prior Year	Percent Change
September 2025	61	66	-7.6%
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	81	83	-2.4%
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%**
12-Month Avg*	73	70	+4.3%

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

Historical Days on Market Until Sale by Month

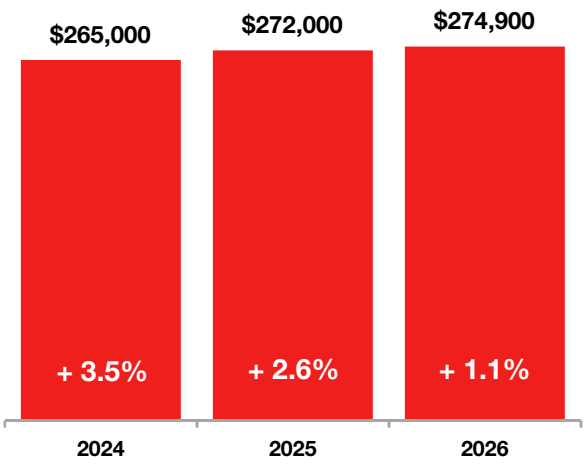


Median Sales Price

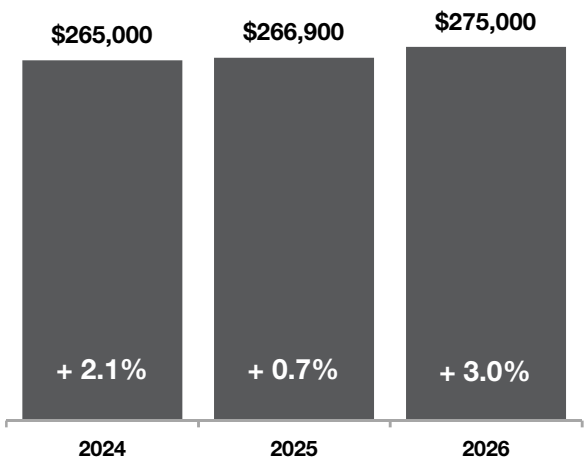
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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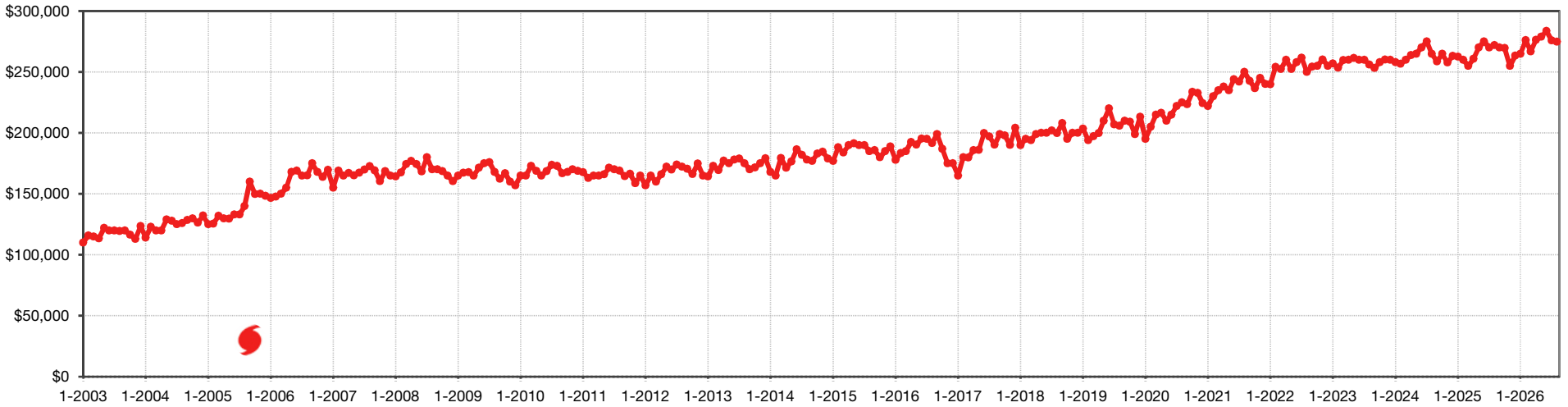
Year to Date



Median Sales Price		Prior Year	Percent Change
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	$276,334	$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%**
12-Month Med*	$271,500	$265,000	+2.5%

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

Historical Median Sales Price by Month

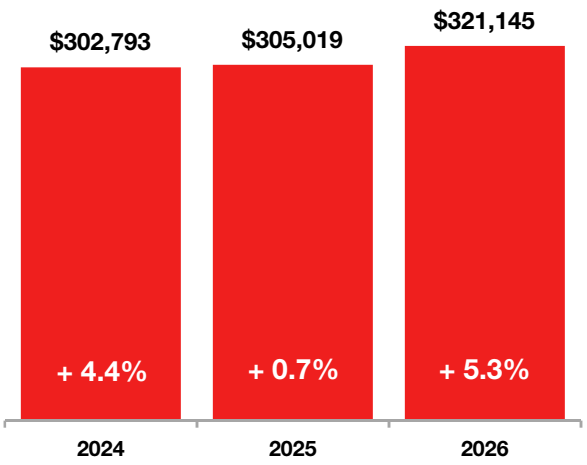


Average Sales Price

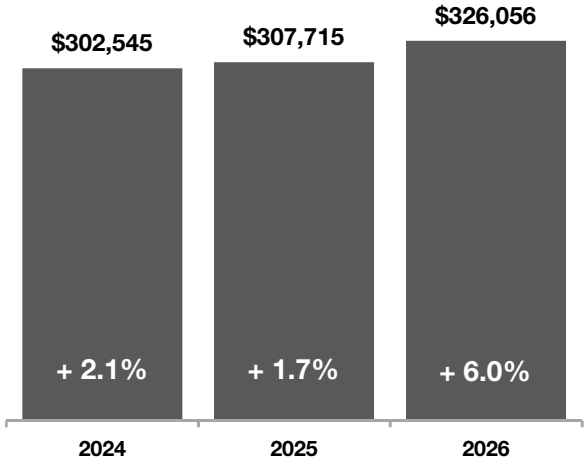
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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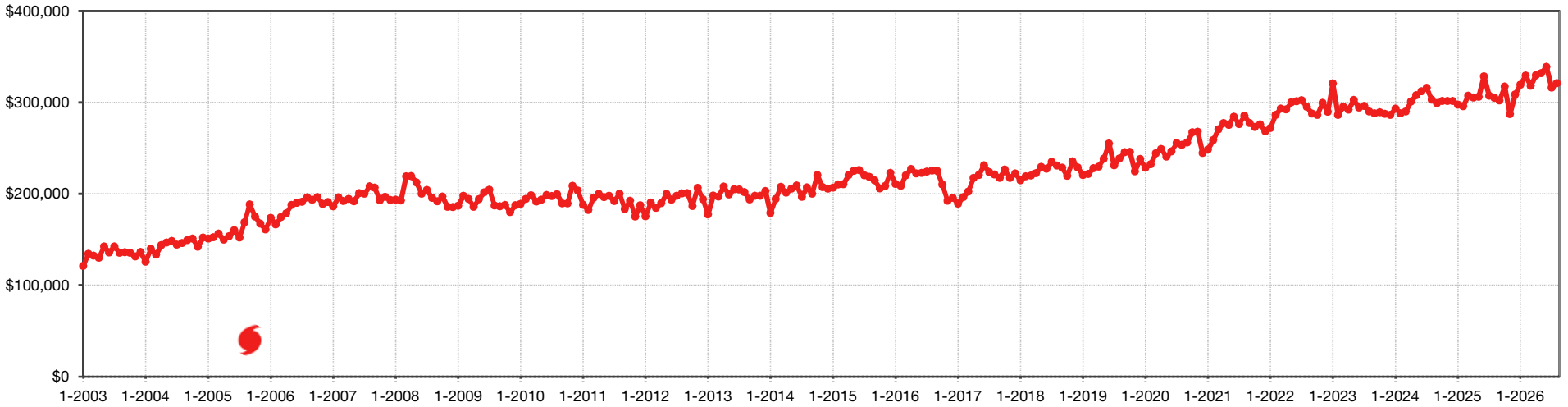
Year to Date



Avg. Sales Price		Prior Year	Percent Change
September 2025	$302,157	$299,100	+1.0%
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	$329,248	$295,714	+11.3%
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	**$321,145**	**$305,019**	**+5.3%**
12-Month Avg*	$319,385	$305,646	+4.5%

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

Historical Average Sales Price by Month

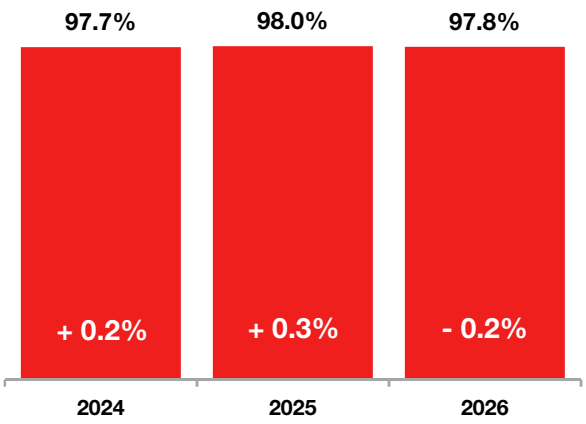


Percent of List Price Received

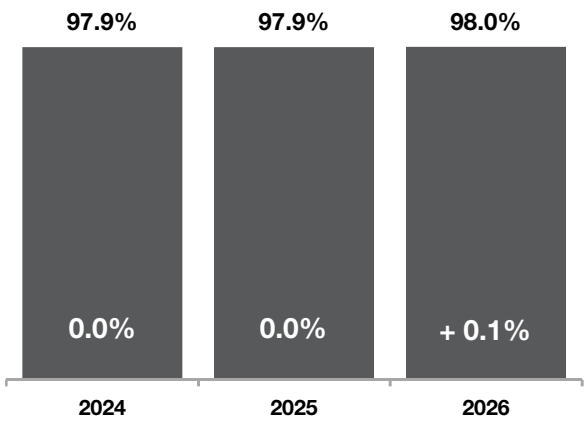
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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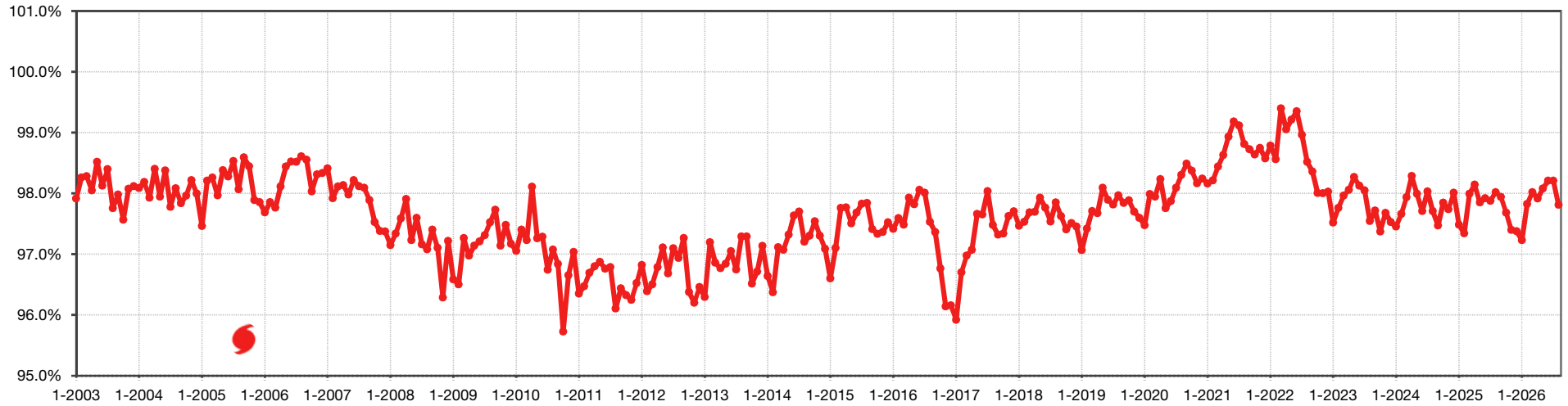
Year to Date



Pct. of List Price Received		Prior Year	Percent Change
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	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%**
12-Month Avg*	97.9%	97.8%	+0.1%

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

Historical Percent of List Price Received by Month

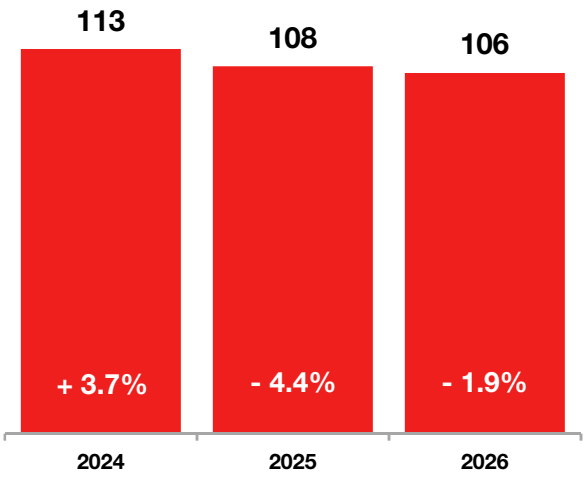


Housing Affordability Index

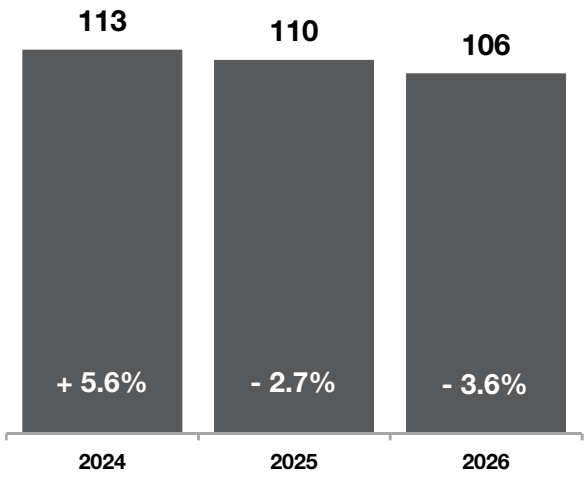
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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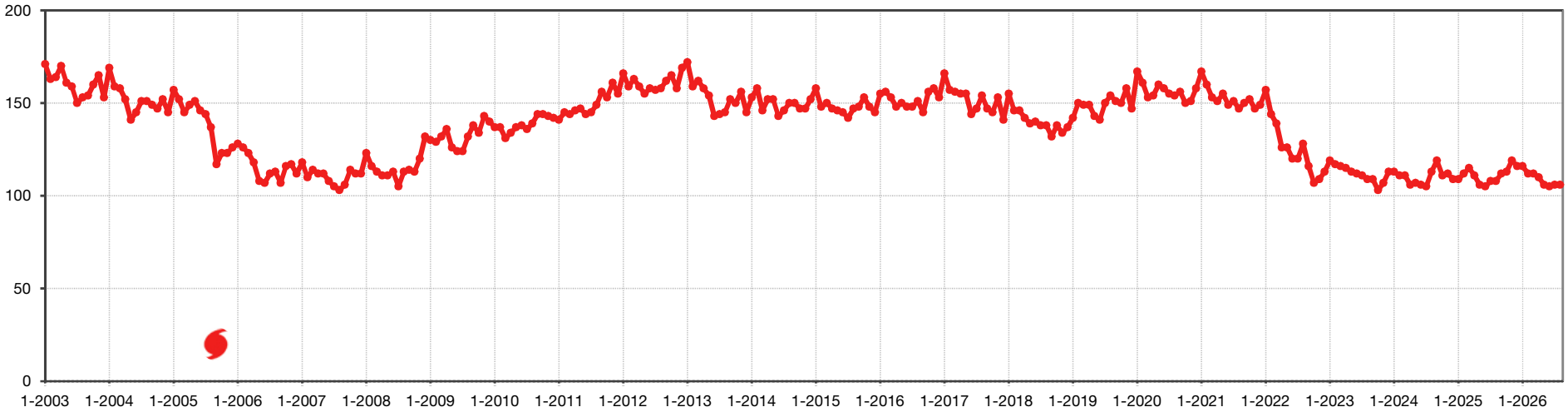


Year to Date



Affordability Index		Prior Year	Percent Change
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%
June 2026	105	105	0.0%
July 2026	106	108	-1.9%
August 2026	**106**	**108**	**-1.9%**
12-Month Avg	111	110	+0.6%

Historical Housing Affordability Index by Month

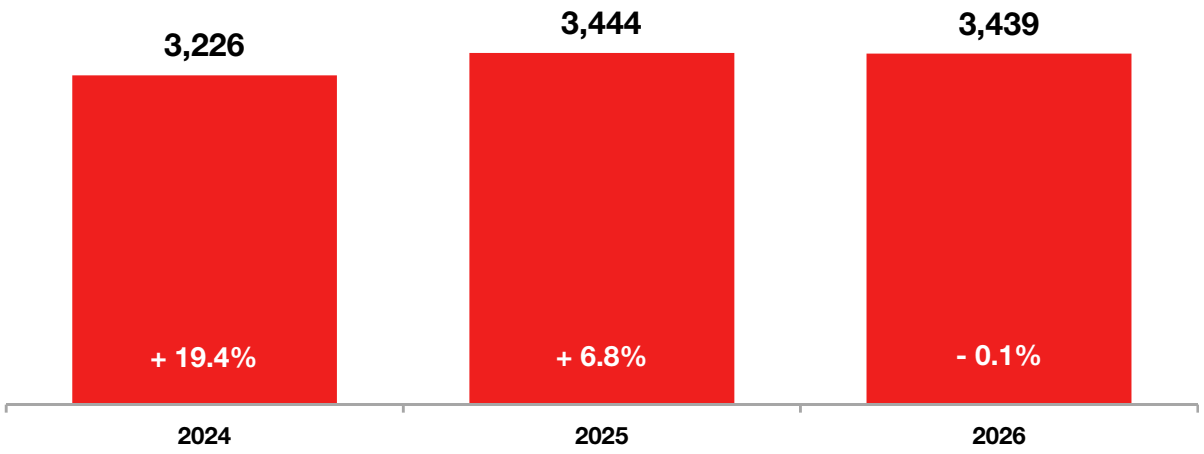


Inventory of Homes for Sale

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

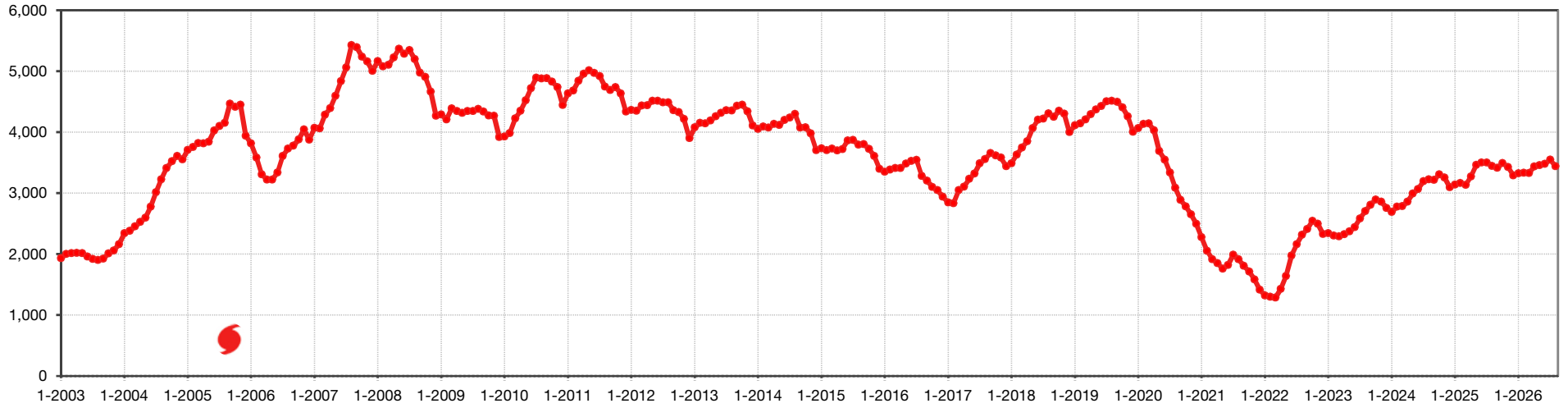
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August



Homes for Sale		Prior Year	Percent Change
September 2025	3,417	3,216	+6.3%
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	3,324	3,140	+5.9%
February 2026	3,332	3,164	+5.3%
March 2026	3,329	3,133	+6.3%
April 2026	3,437	3,272	+5.0%
May 2026	3,460	3,463	-0.1%
June 2026	3,481	3,503	-0.6%
July 2026	3,547	3,500	+1.3%
August 2026	**3,439**	**3,444**	**-0.1%**
12-Month Avg*	3,415	3,291	+3.8%

Historical Inventory of Homes for Sale by Month

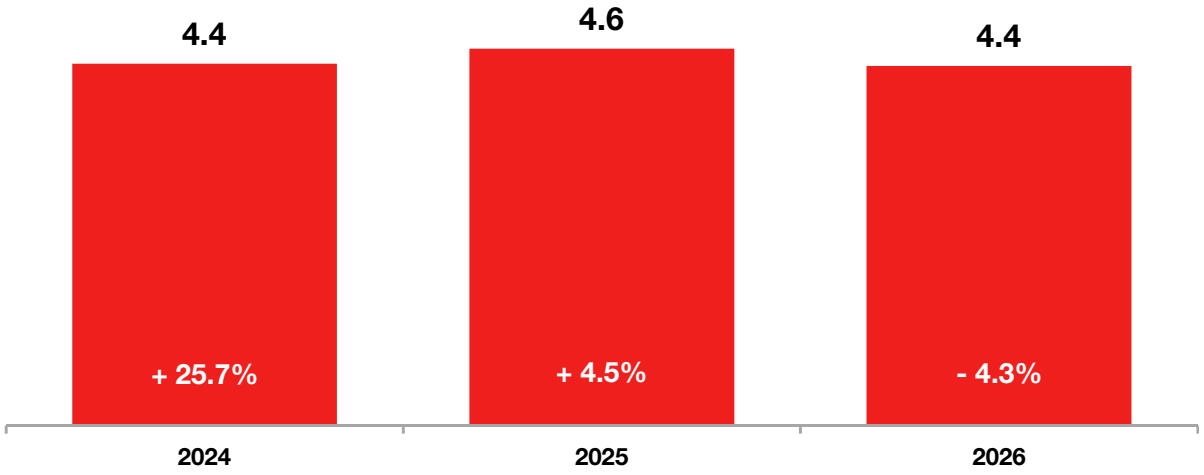


Months Supply of Inventory

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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August



Months Supply		Prior Year	Percent Change
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	4.5	4.7	-4.3%
June 2026	4.5	4.7	-4.3%
July 2026	4.6	4.7	-2.1%
August 2026	**4.4**	**4.6**	**-4.3%**
12-Month Avg*	4.5	4.5	0.0%

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

Historical Months Supply of Inventory by Month

