

Monthly Indicators



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 in Allen, Avoyelles, Catahoula, Evangeline, Grant, La Salle, Rapides, Natchitoches, and Winn Parishes decreased 26.6 percent to 160. Pending Sales increased 2.7 percent to 151. Inventory decreased 12.1 percent to 540.

Median Sales Price increased 11.7 percent from \$180,000 to \$201,000. Days on Market decreased 27.2 percent to 59. Months Supply of Inventory decreased 14.6 percent to 4.1.

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.

Monthly Snapshot

- 2.1%

Change in
Closed Sales
All Properties

- 12.1%

Change in
Homes for Sale
All Properties

+ 11.7%

Change in
Median Sales Price
All Properties

Residential activity in Allen, Avoyelles, Catahoula, Evangeline, Grant, La Salle, Rapides, Natchitoches, and Winn Parishes. 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.



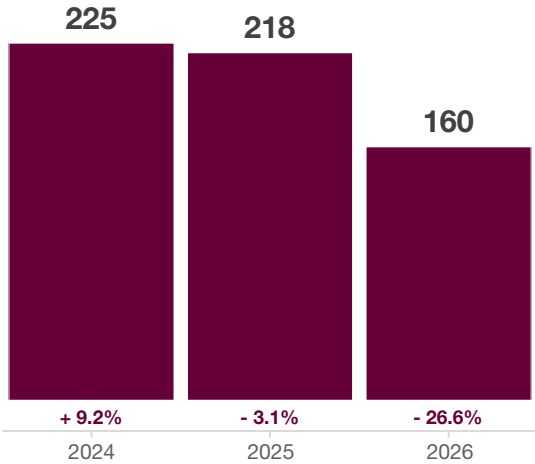
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		218	160	- 26.6%	937	893	- 4.7%
Pending Sales		147	151	+ 2.7%	665	691	+ 3.9%
Closed Sales		145	142	- 2.1%	591	625	+ 5.8%
Days on Market Until Sale		81	59	- 27.2%	77	69	- 10.4%
Median Sales Price		\$180,000	\$201,000	+ 11.7%	\$186,000	\$195,000	+ 4.8%
Average Sales Price		\$201,493	\$232,832	+ 15.6%	\$206,165	\$221,937	+ 7.7%
Percent of List Price Received		96.6%	97.0%	+ 0.4%	95.8%	96.1%	+ 0.3%
Housing Affordability Index		131	121	- 7.6%	127	124	- 2.4%
Inventory of Homes for Sale		614	540	- 12.1%	—	—	—
Months Supply of Inventory		4.8	4.1	- 14.6%	—	—	—

New Listings

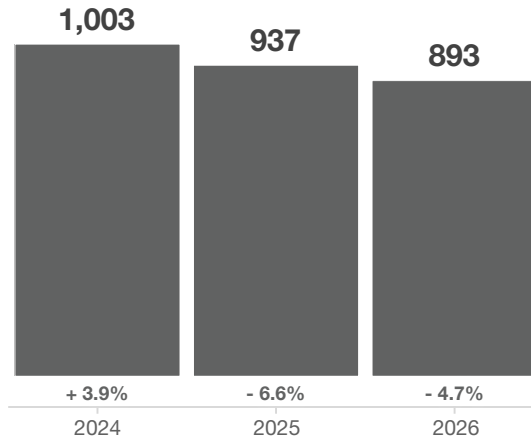
A count of the properties that have been newly listed on the market in a given month.



May

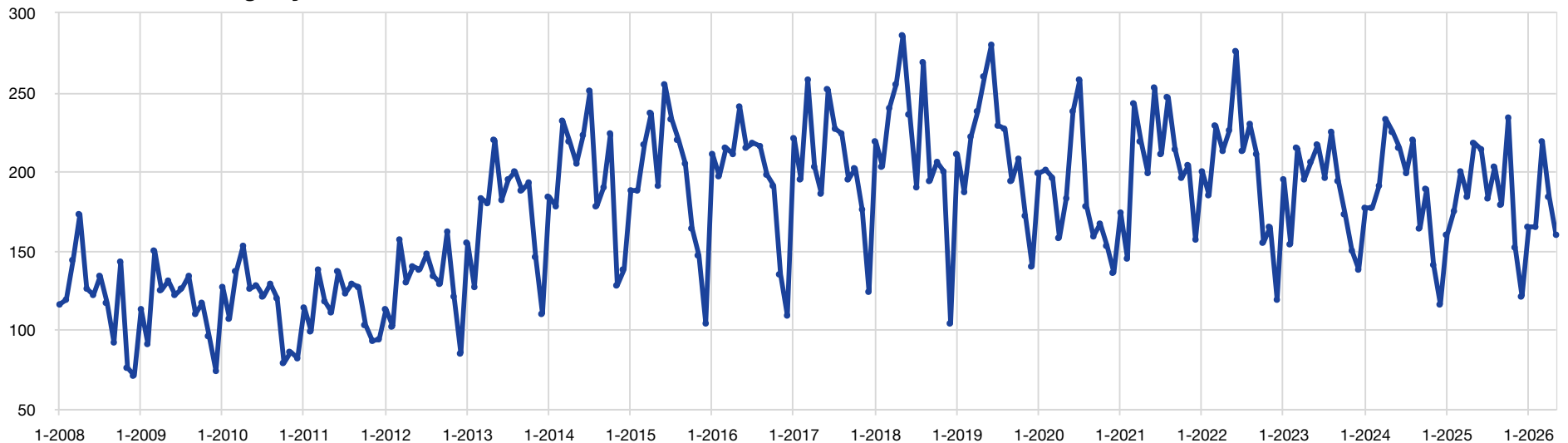


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
Jun-2025	214	215	- 0.5%
Jul-2025	183	199	- 8.0%
Aug-2025	203	220	- 7.7%
Sep-2025	179	164	+ 9.1%
Oct-2025	234	189	+ 23.8%
Nov-2025	152	141	+ 7.8%
Dec-2025	121	116	+ 4.3%
Jan-2026	165	160	+ 3.1%
Feb-2026	165	175	- 5.7%
Mar-2026	219	200	+ 9.5%
Apr-2026	184	184	0.0%
May-2026	160	218	- 26.6%
12-Month Avg	182	182	0.0%

Historical New Listings by Month

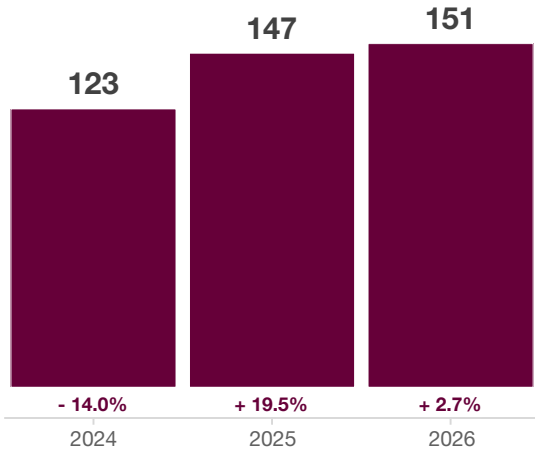


Pending Sales

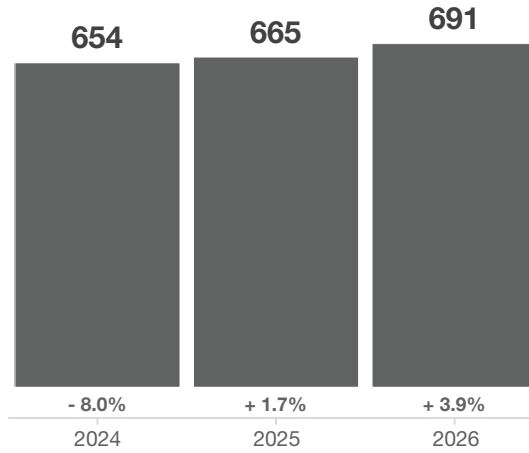
A count of the properties on which offers have been accepted in a given month.



May

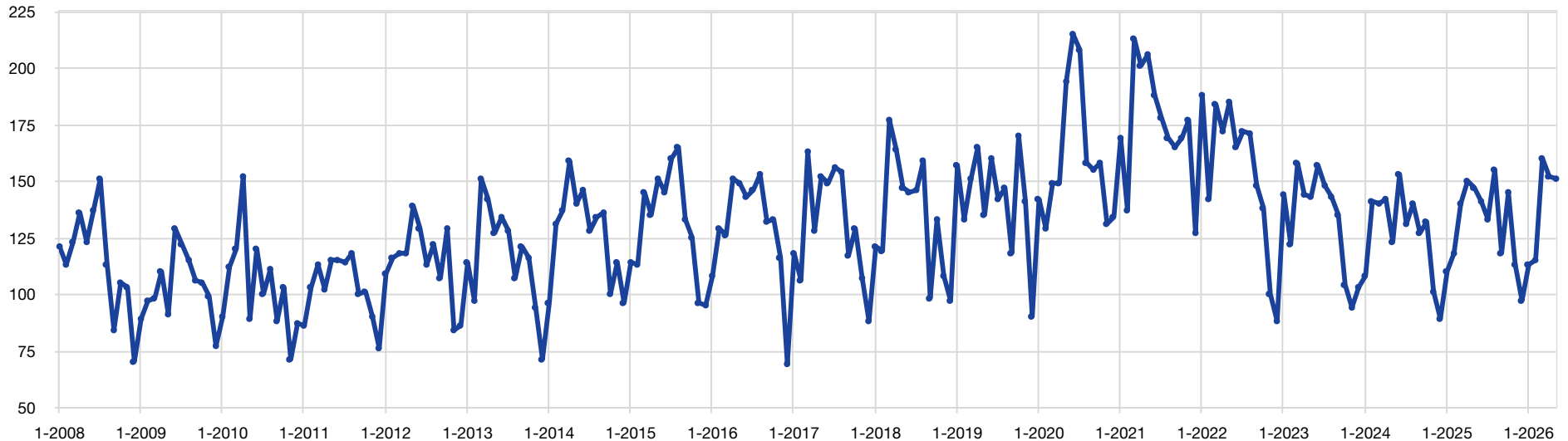


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
Jun-2025	141	153	-7.8%
Jul-2025	133	131	+1.5%
Aug-2025	155	140	+10.7%
Sep-2025	118	127	-7.1%
Oct-2025	145	132	+9.8%
Nov-2025	113	101	+11.9%
Dec-2025	97	89	+9.0%
Jan-2026	113	110	+2.7%
Feb-2026	115	118	-2.5%
Mar-2026	160	140	+14.3%
Apr-2026	152	150	+1.3%
May-2026	151	147	+2.7%
12-Month Avg	133	128	+3.9%

Historical Pending Sales by Month

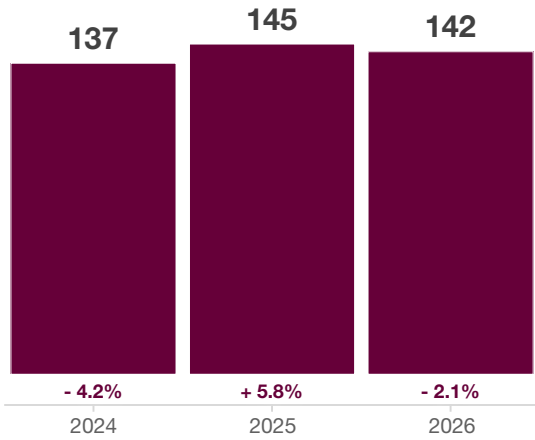


Closed Sales

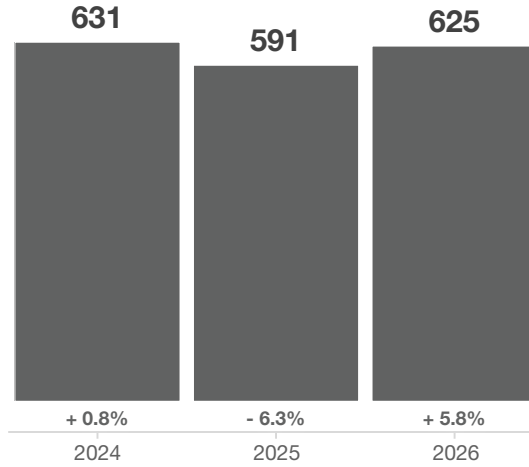
A count of the actual sales that closed in a given month.



May

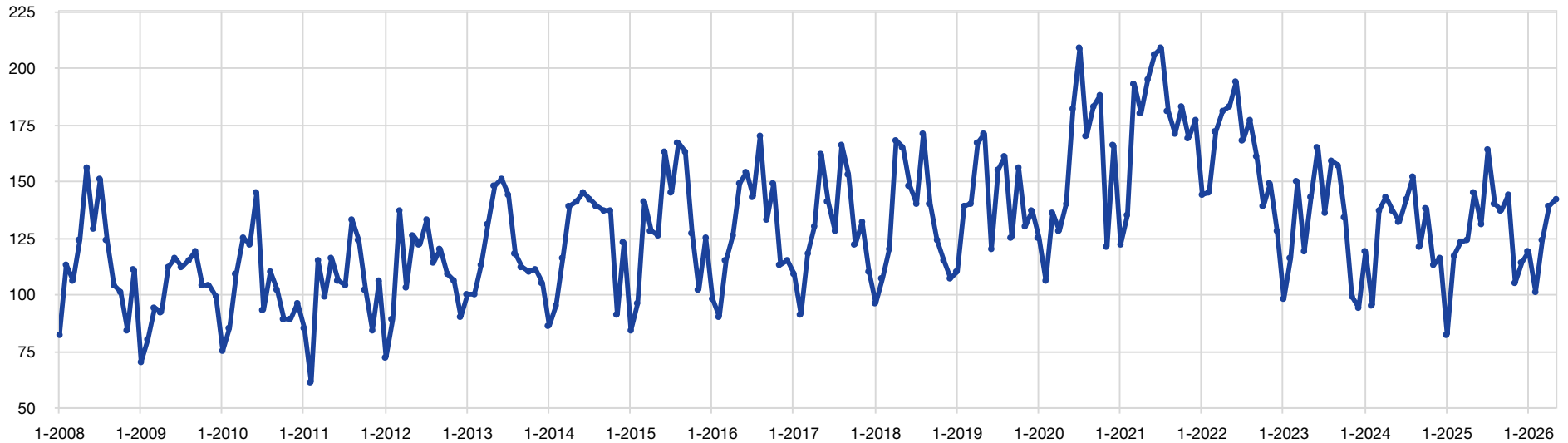


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
Jun-2025	131	132	-0.8%
Jul-2025	164	142	+15.5%
Aug-2025	140	152	-7.9%
Sep-2025	137	121	+13.2%
Oct-2025	144	138	+4.3%
Nov-2025	105	113	-7.1%
Dec-2025	114	116	-1.7%
Jan-2026	119	82	+45.1%
Feb-2026	101	117	-13.7%
Mar-2026	124	123	+0.8%
Apr-2026	139	124	+12.1%
May-2026	142	145	-2.1%
12-Month Avg	130	125	+4.0%

Historical Closed Sales by Month

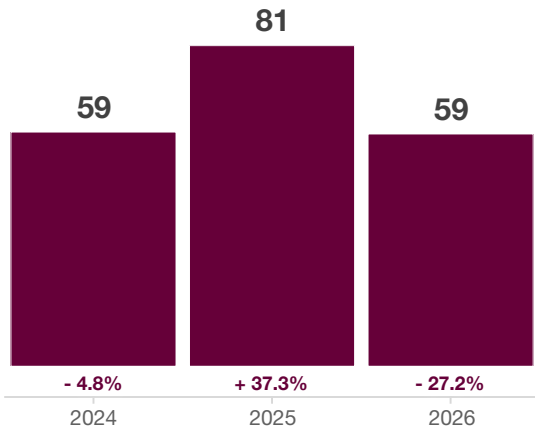


Days on Market Until Sale

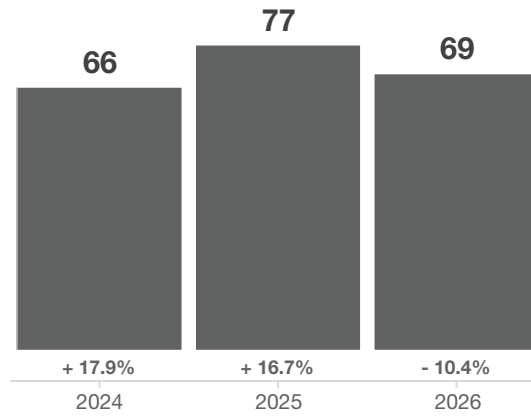
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



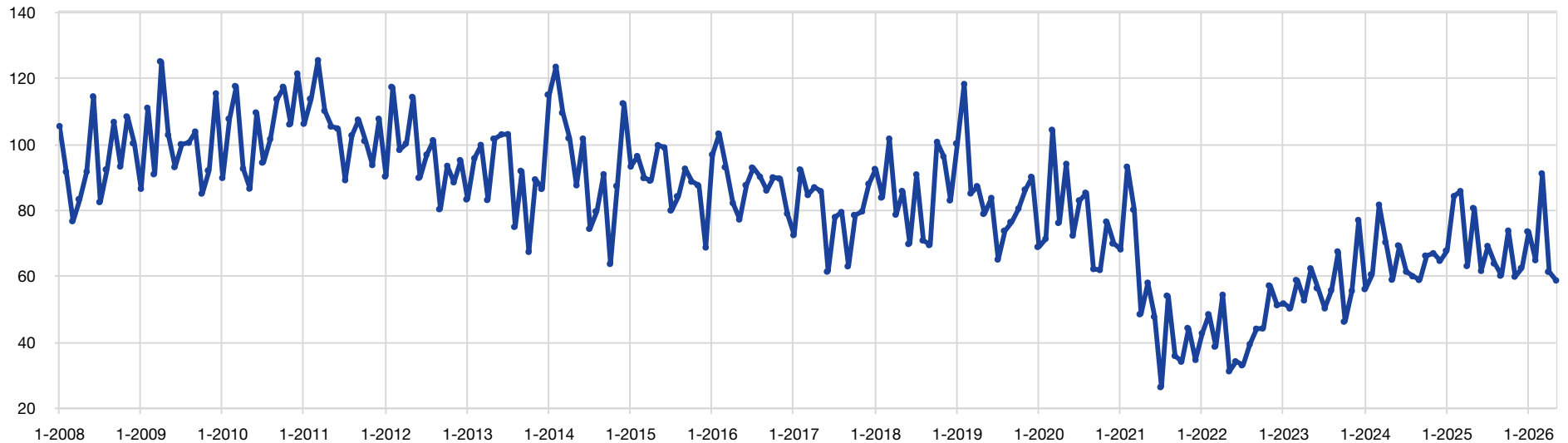
Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
Jun-2025	61	69	- 11.6%
Jul-2025	69	61	+ 13.1%
Aug-2025	64	60	+ 6.7%
Sep-2025	60	59	+ 1.7%
Oct-2025	74	66	+ 12.1%
Nov-2025	60	67	- 10.4%
Dec-2025	62	65	- 4.6%
Jan-2026	73	68	+ 7.4%
Feb-2026	65	84	- 22.6%
Mar-2026	91	86	+ 5.8%
Apr-2026	61	63	- 3.2%
May-2026	59	81	- 27.2%
12-Month Avg*	67	69	- 3.2%

* Days on Market for 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

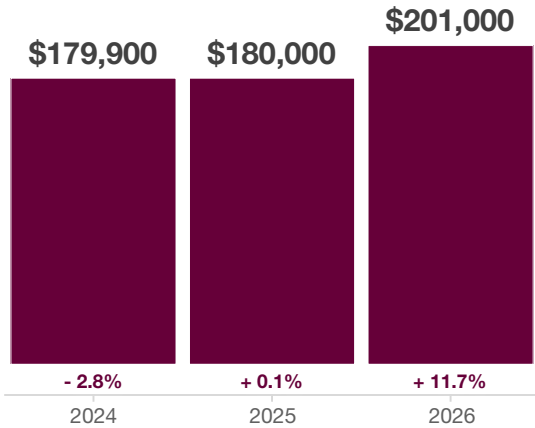


Median Sales Price

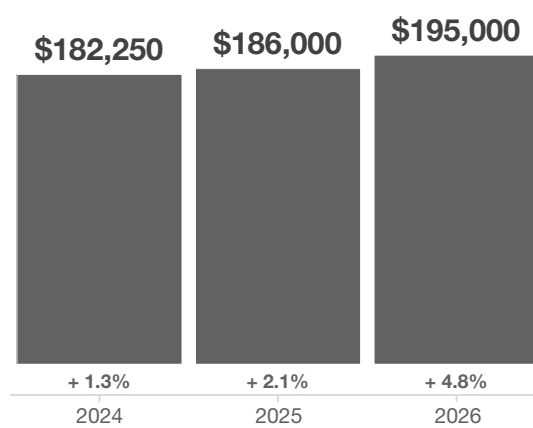
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



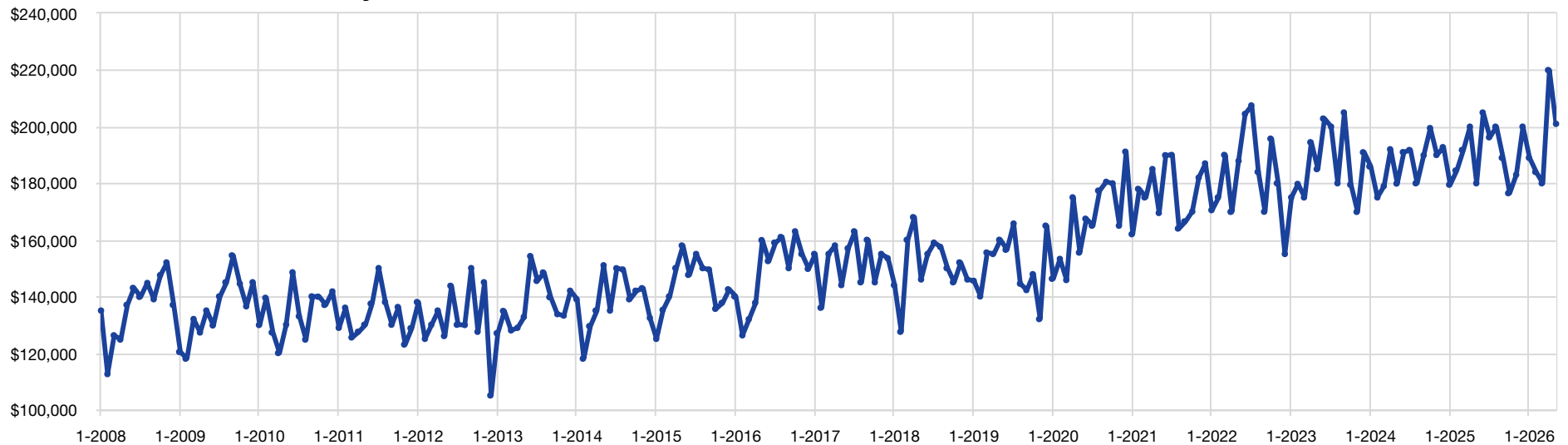
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
Jun-2025	\$205,000	\$191,000	+ 7.3%
Jul-2025	\$196,250	\$191,750	+ 2.3%
Aug-2025	\$200,000	\$180,000	+ 11.1%
Sep-2025	\$189,000	\$189,900	- 0.5%
Oct-2025	\$176,500	\$199,500	- 11.5%
Nov-2025	\$183,000	\$190,000	- 3.7%
Dec-2025	\$200,000	\$192,750	+ 3.8%
Jan-2026	\$189,000	\$179,500	+ 5.3%
Feb-2026	\$184,000	\$184,500	- 0.3%
Mar-2026	\$180,000	\$191,750	- 6.1%
Apr-2026	\$220,000	\$200,000	+ 10.0%
May-2026	\$201,000	\$180,000	+ 11.7%
12-Month Avg*	\$195,000	\$189,000	+ 3.2%

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

Historical Median Sales Price by Month

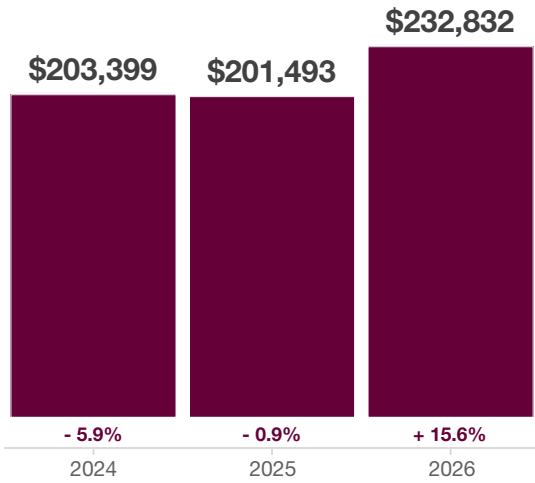


Average Sales Price

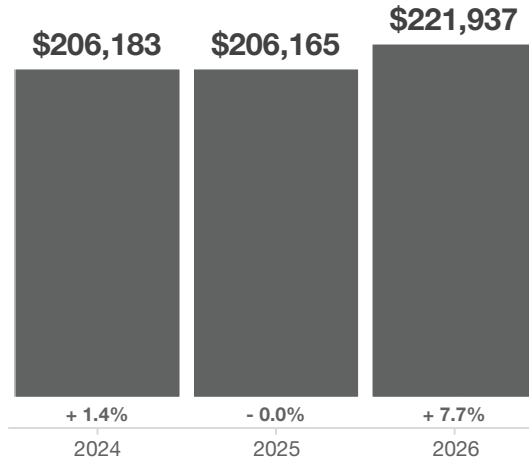
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



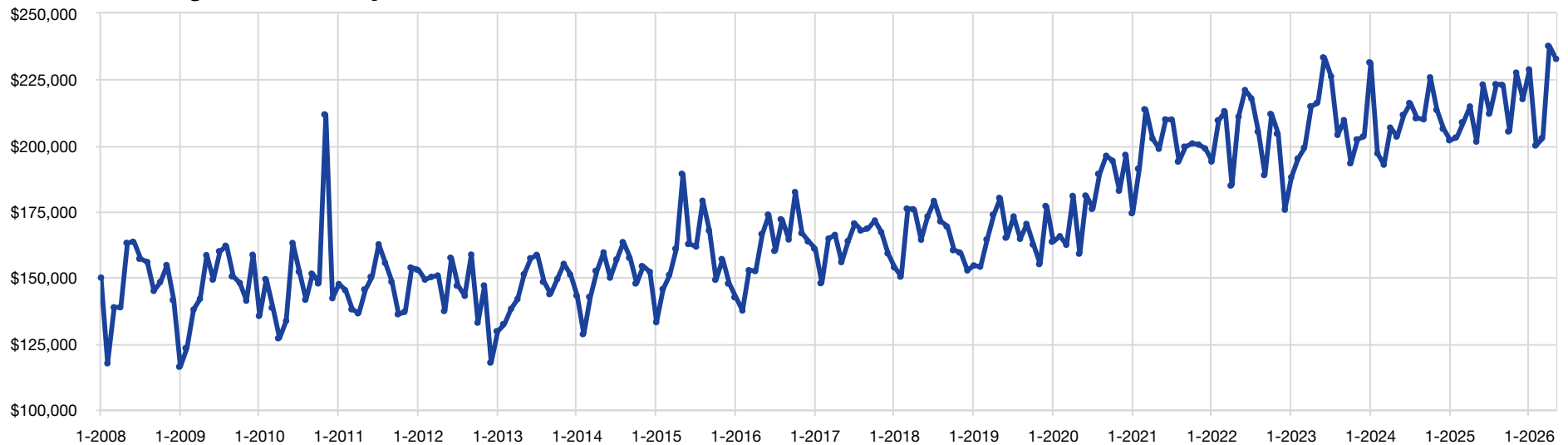
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
Jun-2025	\$223,076	\$211,616	+ 5.4%
Jul-2025	\$212,074	\$216,087	- 1.9%
Aug-2025	\$223,246	\$210,354	+ 6.1%
Sep-2025	\$222,973	\$209,950	+ 6.2%
Oct-2025	\$205,346	\$225,826	- 9.1%
Nov-2025	\$227,622	\$213,518	+ 6.6%
Dec-2025	\$217,602	\$206,356	+ 5.4%
Jan-2026	\$228,828	\$202,023	+ 13.3%
Feb-2026	\$200,037	\$203,023	- 1.5%
Mar-2026	\$202,792	\$208,812	- 2.9%
Apr-2026	\$237,740	\$214,795	+ 10.7%
May-2026	\$232,832	\$201,493	+ 15.6%
12-Month Avg*	\$219,732	\$210,669	+ 4.3%

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

Historical Average Sales Price by Month

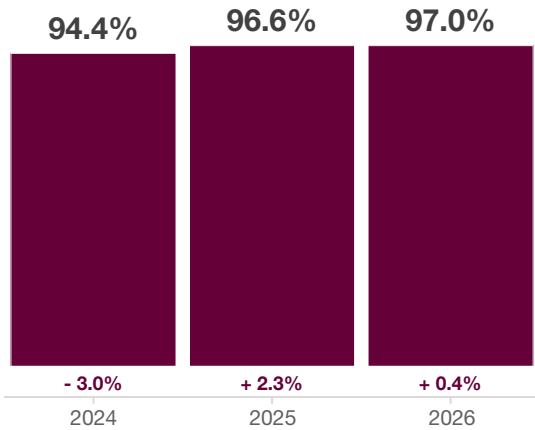


Percent of List Price Received

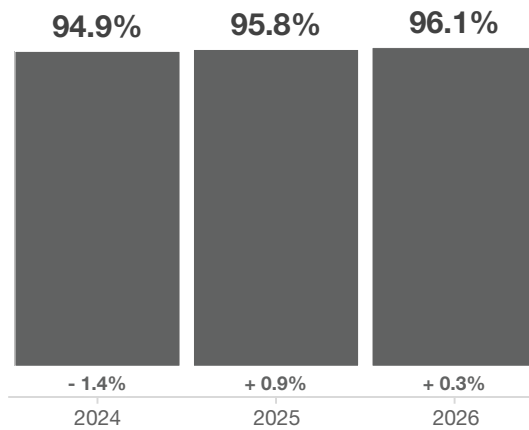
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



May



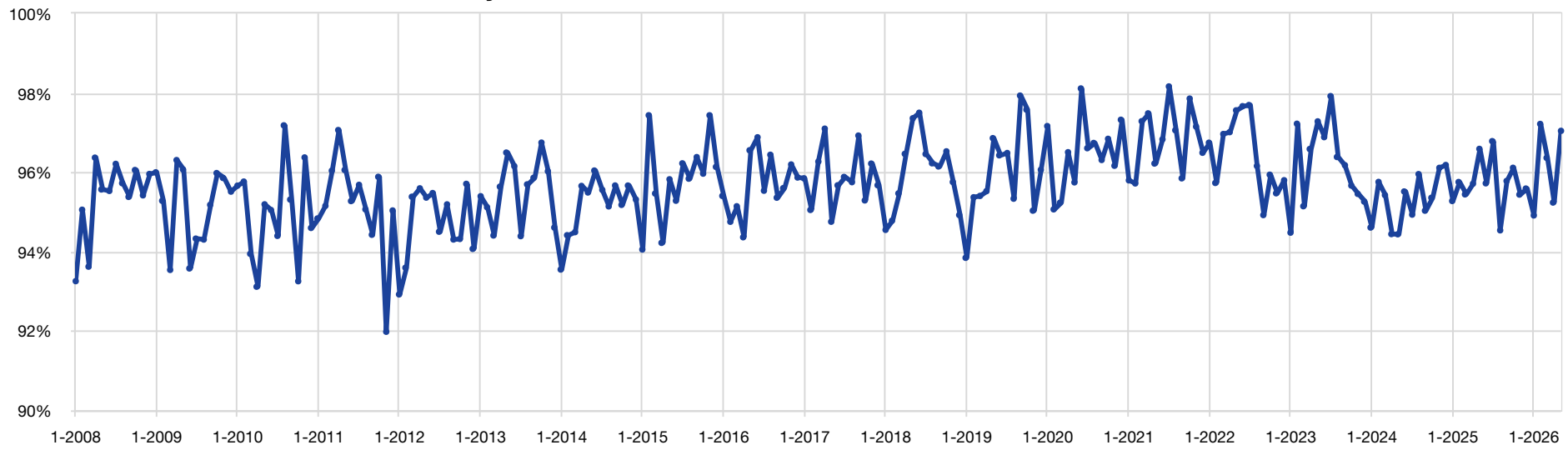
Year to Date



	Pct. of List Price Received	Prior Year	Year-Over-Year Change
Jun-2025	95.7%	95.5%	+ 0.2%
Jul-2025	96.8%	94.9%	+ 2.0%
Aug-2025	94.5%	96.0%	- 1.6%
Sep-2025	95.8%	95.0%	+ 0.8%
Oct-2025	96.1%	95.4%	+ 0.7%
Nov-2025	95.4%	96.1%	- 0.7%
Dec-2025	95.6%	96.2%	- 0.6%
Jan-2026	94.9%	95.3%	- 0.4%
Feb-2026	97.2%	95.8%	+ 1.5%
Mar-2026	96.4%	95.4%	+ 1.0%
Apr-2026	95.2%	95.7%	- 0.5%
May-2026	97.0%	96.6%	+ 0.4%
12-Month Avg*	95.9%	95.7%	+ 0.2%

* 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

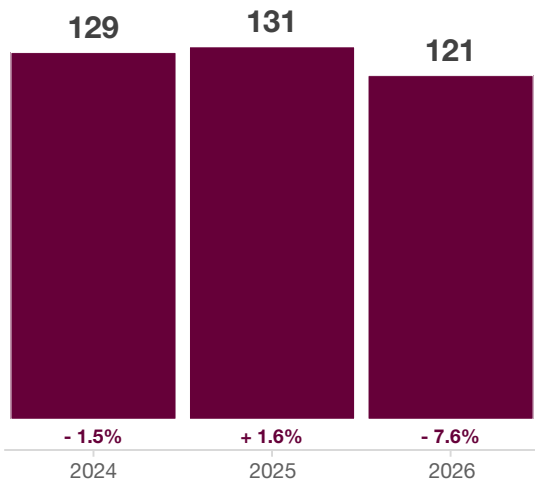


Housing Affordability Index

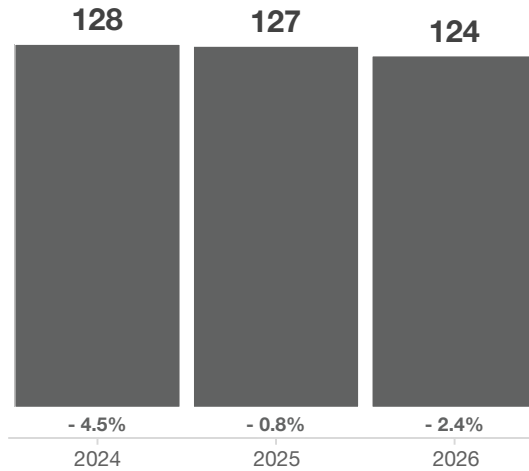
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

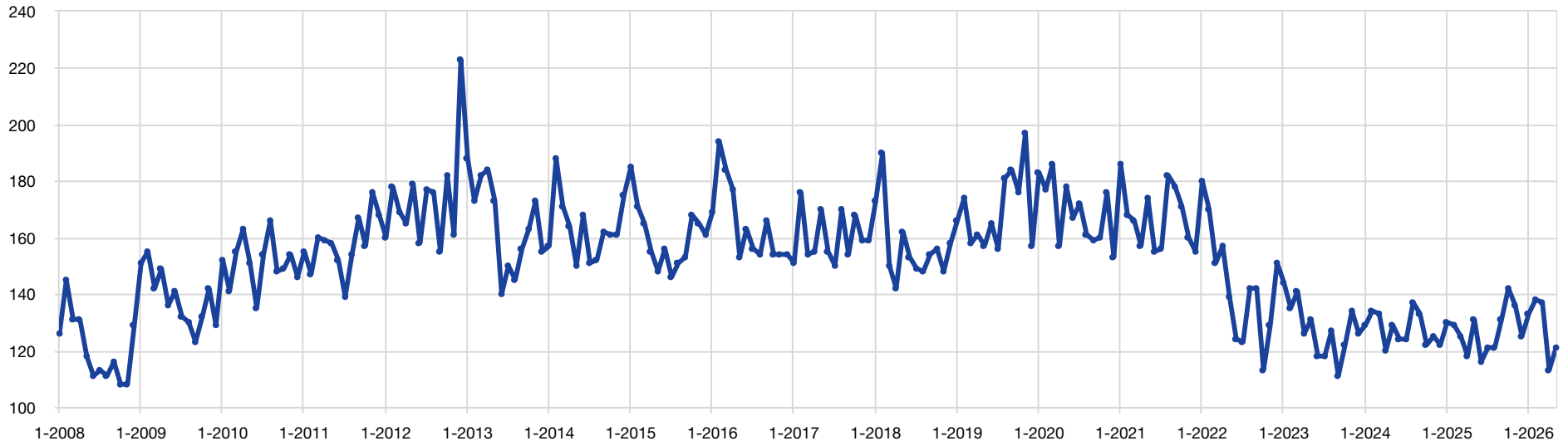


Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
Jun-2025	116	124	- 6.5%
Jul-2025	121	124	- 2.4%
Aug-2025	121	137	- 11.7%
Sep-2025	131	133	- 1.5%
Oct-2025	142	122	+ 16.4%
Nov-2025	136	125	+ 8.8%
Dec-2025	125	122	+ 2.5%
Jan-2026	133	130	+ 2.3%
Feb-2026	138	129	+ 7.0%
Mar-2026	137	125	+ 9.6%
Apr-2026	113	118	- 4.2%
May-2026	121	131	- 7.6%
12-Month Avg	128	127	+ 0.8%

Historical Housing Affordability Index by Month

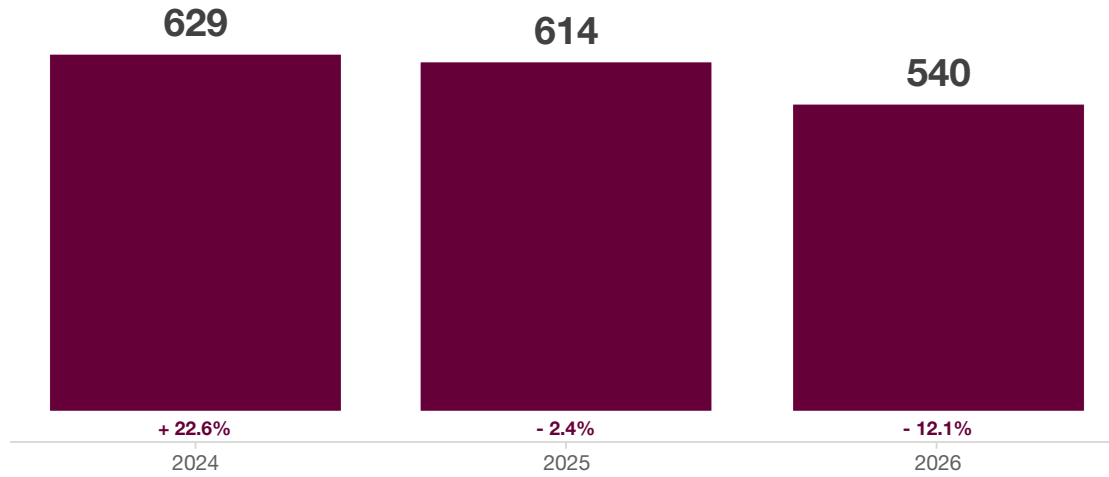


Inventory of Homes for Sale

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



May



	Homes for Sale	Prior Year	Year-Over-Year Change
Jun-2025	624	646	- 3.4%
Jul-2025	624	646	- 3.4%
Aug-2025	626	665	- 5.9%
Sep-2025	618	649	- 4.8%
Oct-2025	657	644	+ 2.0%
Nov-2025	645	637	+ 1.3%
Dec-2025	604	606	- 0.3%
Jan-2026	614	612	+ 0.3%
Feb-2026	607	618	- 1.8%
Mar-2026	614	622	- 1.3%
Apr-2026	589	600	- 1.8%
May-2026	540	614	- 12.1%
12-Month Avg	614	630	- 2.5%

Historical Inventory of Homes for Sale by Month

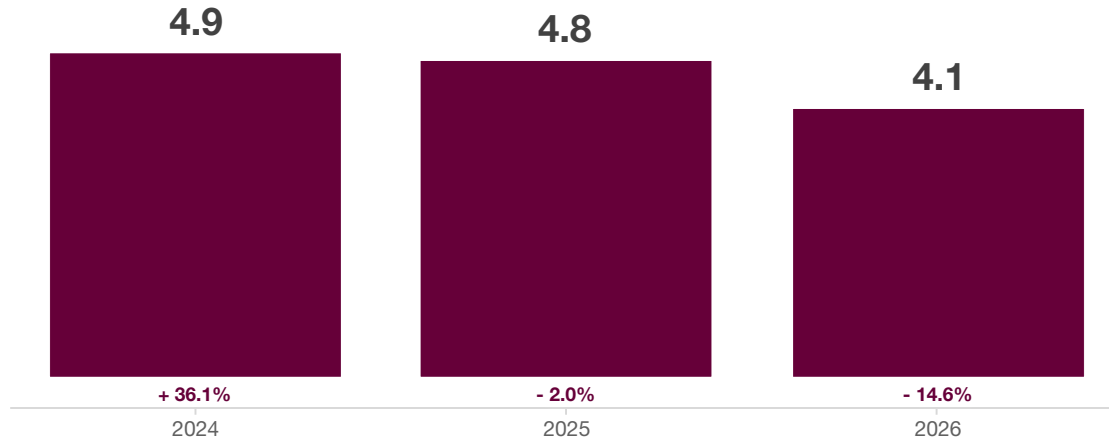


Months Supply of Inventory

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.



May



Months Supply	Prior Year	Year-Over-Year Change	
Jun-2025	4.9	5.1	- 3.9%
Jul-2025	4.9	5.1	- 3.9%
Aug-2025	4.9	5.3	- 7.5%
Sep-2025	4.8	5.2	- 7.7%
Oct-2025	5.1	5.0	+ 2.0%
Nov-2025	5.0	5.0	0.0%
Dec-2025	4.6	4.8	- 4.2%
Jan-2026	4.7	4.8	- 2.1%
Feb-2026	4.6	4.9	- 6.1%
Mar-2026	4.6	5.0	- 8.0%
Apr-2026	4.4	4.8	- 8.3%
May-2026	4.1	4.8	- 14.6%
12-Month Avg*	4.7	5.0	- 4.9%

* 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

