



## INSTITUTE FOR ECONOMIC DEVELOPMENT & REAL ESTATE RESEARCH

# SINGLE FAMILY RESIDENTIAL SALES AND RENTALS

FIRST QUARTER: 2023, 2024 AND 2025

NEW ORLEANS METROPOLITAN AREA  
& NORTHSORE REGION

MAY 29, 2025

Note: The parish composition of the New Orleans MSA and the Northshore Region have changed. The New Orleans MSA includes Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, and St. John Parishes as defined by the US Census Bureau. Slidell-Mandeville-Covington (St. Tammany Parish) is now its own MSA. The Institute's Northshore Region will consist of St. Tammany Parish, Tangipahoa Parish (Hammond MSA) and Washington Parish.

Zip Code Maps may be found at: <https://www.zipmap.net/Louisiana.htm>



New Orleans Metropolitan Area Single-Family Residential Sales  
1st Quarter (January, February & March) - 2023, 2024, 2025

Parish/City	Zip Code	2023, Quarter 1			2024, Quarter 1			2025, Quarter 1			Difference	Average Price		
		Average	Unit	Gross	Average	Unit	Gross	Average	Unit	Gross	No. of Sales	Percent Change		
		Price	Sales	Sales	Price	Sales	Sales	Price	Sales	Sales	2024-2025	23-24	24-25	
Jefferson Parish														
Metairie	70001-70003, 70005-70006	\$393,861	228	\$89,800,273	\$402,742	243	\$97,866,380	\$462,239	212	\$97,994,669	-31	2.3%	14.8%	
Kenner	70062, 70065	\$295,678	114	\$33,707,302	\$296,549	79	\$23,427,385	\$293,431	67	\$19,659,901	-12	0.3%	-1.1%	
Jefferson/Harahan/River Ridge	70121, 70123	\$327,821	47	\$15,407,606	\$373,598	57	\$21,295,114	\$349,697	61	\$21,331,512	-57	14.0%	-6.4%	
East Jefferson Total		\$357,108	389	\$138,915,181	\$376,224	379	\$142,588,879	\$408,783	340	\$138,986,082	-39	5.4%	8.7%	
Barataria	70036	\$197,500	2	\$395,000	\$289,500	2	\$579,000	\$233,100	2	\$466,200	0	NA	-19.5%	
Gretna/Terrytown	70053, 70056	\$242,647	78	\$18,926,500	\$230,353	71	\$16,355,091	\$248,909	74	\$18,419,300	3	-5.1%	8.1%	
Harvey	70058	\$204,372	58	\$11,853,550	\$196,767	44	\$8,657,735	\$221,353	32	\$7,083,300	-12	-3.7%	12.5%	
Lafitte	70067	\$119,833	3	\$359,500	\$63,250	2	\$126,500	\$175,417	3	\$526,250	1	-47.2%	177.3%	
Marrero	70072	\$218,048	118	\$25,729,700	\$219,506	108	\$23,706,605	\$230,113	71	\$16,338,000	-37	0.7%	4.8%	
Westwego/Avondale/Bridge City	70094	\$227,675	51	\$11,611,450	\$223,002	47	\$10,481,100	\$221,243	54	\$11,947,140	7	-2.1%	-0.8%	
Grand Isle	70358	\$357,500	4	\$1,430,000	\$223,400	10	\$2,234,000	\$594,714	7	\$4,163,000	-3	-37.5%	166.2%	
West Jefferson Total		\$223,904	314	\$70,305,700	\$218,803	284	\$62,140,031	\$242,565	243	\$58,943,190	-41	-2.3%	10.9%	
Jefferson Parish Total		\$297,611	703	\$209,220,881	\$308,792	663	\$204,728,910	\$339,501	583	\$197,929,272	-80	3.8%	9.9%	
Orleans Parish														
Westbank Orleans Total		70114, 70131	\$262,373	82	\$21,514,548	\$269,624	62	\$16,716,675	\$319,038	57	\$18,185,182	-5	2.8%	18.3%
New Orleans	70112	\$116,000	2	\$232,000	\$0	0	\$0	\$334,450	2	\$668,900	2	NA	NA	
New Orleans	70113	\$276,375	4	\$1,105,500	\$402,650	5	\$2,013,250	\$158,833	6	\$953,000	1	45.7%	-60.6%	
New Orleans	70115	\$644,159	41	\$26,410,525	\$748,915	67	\$50,177,280	\$701,325	53	\$37,170,235	-14	16.3%	-6.4%	
New Orleans	70116	\$751,150	10	\$7,511,500	\$666,728	18	\$12,001,100	\$609,071	14	\$8,527,000	-4	-11.2%	-8.6%	
New Orleans	70117	\$296,201	53	\$15,698,643	\$277,187	35	\$9,701,550	\$233,657	43	\$10,047,250	8	-6.4%	-15.7%	
New Orleans	70118	\$652,922	51	\$33,299,000	\$663,185	36	\$23,874,650	\$682,778	47	\$32,090,572	11	1.6%	3.0%	
New Orleans	70119	\$421,556	33	\$13,911,350	\$367,844	32	\$11,771,000	\$332,122	28	\$9,299,425	-4	-12.7%	-9.7%	
New Orleans	70122	\$312,743	44	\$13,760,682	\$289,829	45	\$13,042,314	\$313,724	50	\$15,686,200	5	-7.3%	8.2%	
New Orleans	70124	\$606,067	48	\$29,091,228	\$586,708	56	\$32,855,655	\$619,030	62	\$38,379,870	6	-3.2%	5.5%	
New Orleans	70125	\$466,001	25	\$11,650,014	\$401,309	11	\$4,414,400	\$441,899	14	\$6,186,584	3	-13.9%	10.1%	
New Orleans	70130	\$552,418	11	\$6,076,600	\$562,671	7	\$3,938,700	\$896,700	19	\$17,037,309	12	1.9%	59.4%	
Central Orleans Total		\$493,003	322	\$158,747,042	\$524,968	312	\$163,789,899	\$520,847	338	\$176,046,345	26	6.5%	-0.8%	
Eastern New Orleans Total		70126 - 70129	\$182,055	82	\$14,928,498	\$192,487	67	\$12,896,650	\$189,778	63	\$11,956,000	-4	5.7%	-1.4%
Orleans Parish Total			\$401,626	486	\$195,190,088	\$438,556	441	\$193,403,224	\$450,191	458	\$206,187,527	17	9.2%	2.7%
Plaquemines Parish (70037, 70040, 70041, 70083, 70091, 70093)			\$332,511	42	\$13,965,475	\$328,323	44	\$14,446,217	\$362,327	46	\$16,667,048	2	-1.3%	10.4%
St. Bernard Parish (70032, 70043, 70075, 70085, 70092)			\$244,532	101	\$24,697,752	\$249,261	68	\$16,949,765	\$235,409	66	\$15,536,987	-2	1.9%	-5.6%



**New Orleans Metropolitan Area Single-Family Residential Sales**  
**1st Quarter (January, February & March) - 2023, 2024, 2025**

Parish/City	Zip Code	2023, Quarter 1			2024, Quarter 1			2025, Quarter 1			Difference No. of Sales 2024-2025	Average Price Percent Change	
		Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales		23-24	24-25
<b>St. Charles Parish</b>													
Eastbank	70079, 70087	\$212,742	12	\$2,552,900	\$270,670	10	\$2,706,700	\$256,070	7	\$1,792,491	-3	27.2%	-5.4%
Westbank (70030, 70031, 70039, 70047, 70057, 70070, 70080)		\$292,147	72	\$21,034,587	\$297,752	60	\$17,865,128	\$311,651	71	\$22,127,220	11	1.9%	4.7%
<b>St. Charles Parish Total</b>		<b>\$280,803</b>	<b>84</b>	<b>\$23,587,487</b>	<b>\$293,883</b>	<b>70</b>	<b>\$20,571,828</b>	<b>\$306,663</b>	<b>78</b>	<b>\$23,919,711</b>	<b>8</b>	<b>4.7%</b>	<b>4.3%</b>
<b>St. James Parish</b>													
Eastbank	70052, 70071, 70723, 70763	\$217,125	4	\$868,500	\$251,992	12	\$3,023,900	\$196,500	5	\$982,500	-7	16.1%	-22.0%
Westbank	70086, 70090	\$290,653	3	\$871,960	\$252,700	4	\$1,010,800	\$122,400	5	\$612,000	1	-13.1%	-51.6%
<b>St. James Parish Total</b>		<b>\$248,637</b>	<b>7</b>	<b>\$1,740,460</b>	<b>\$252,169</b>	<b>16</b>	<b>\$4,034,700</b>	<b>\$159,450</b>	<b>10</b>	<b>\$1,594,500</b>	<b>-6</b>	<b>1.4%</b>	<b>-36.8%</b>
<b>St. John the Baptist Parish</b>													
Eastbank	70051, 70068, 70076, 70084	\$201,792	91	\$18,363,103	\$194,937	62	\$12,086,100	\$210,174	46	\$9,667,982	-16	-3.4%	7.8%
Westbank	70049	\$0	0	\$0	\$45,000	1	\$45,000	\$0	0	\$0	-1	NA	NA
<b>St. John the Baptist Parish Total</b>		<b>\$201,792</b>	<b>91</b>	<b>\$18,363,103</b>	<b>\$192,557</b>	<b>63</b>	<b>\$12,131,100</b>	<b>\$210,174</b>	<b>46</b>	<b>\$9,667,982</b>	<b>-17</b>	<b>-4.6%</b>	<b>9.1%</b>
<b>Metro New Orleans Total</b>		<b>\$321,509</b>	<b>1,514</b>	<b>\$486,765,246</b>	<b>\$341,587</b>	<b>1,365</b>	<b>\$466,265,744</b>	<b>\$366,358</b>	<b>1,287</b>	<b>\$471,503,027</b>	<b>-78</b>	<b>6.2%</b>	<b>7.3%</b>

Source: New Orleans Metropolitan Association of Realtors/ Gulf South Real Estate Information Network  
Compiled by: University of New Orleans Institute for Economic Development & Real Estate Research



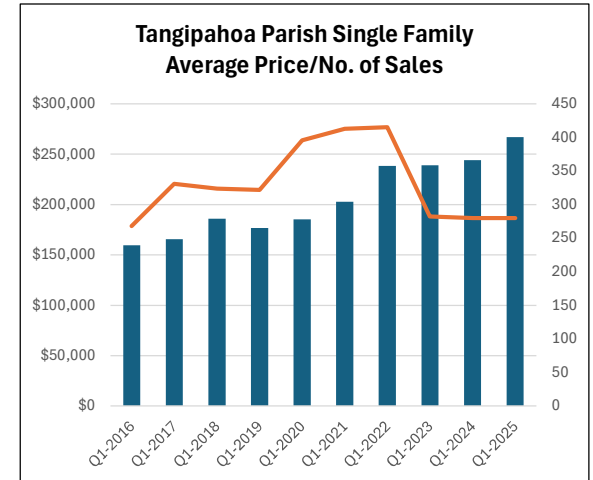
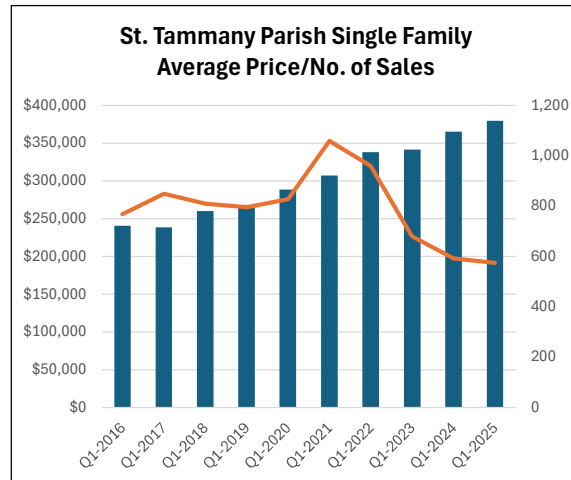
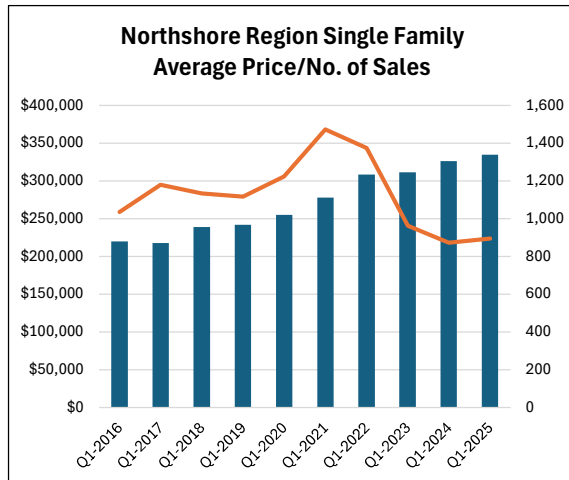
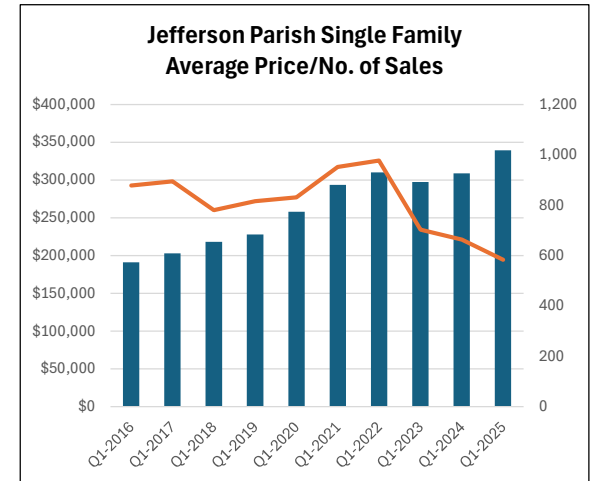
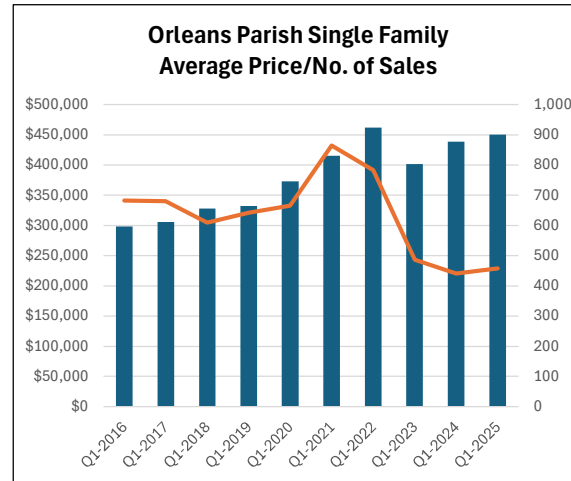
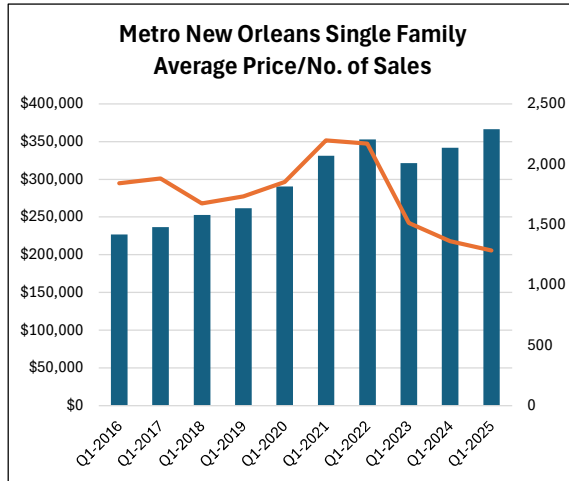
**Northshore Region Single-Family Residential Sales**  
**1st Quarter (January, February & March) - 2023, 2024, 2025**

Parish/City	Zip Code	2023, Quarter 1			2024, Quarter 1			2025, Quarter 1			Difference	Average Price		
		Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	No. of Sales	Percent Change		
												2024-2025	23-24	24-25
St. Tammany Parish														
East St. Tammany														
Pearl River	70452	\$269,095	21	\$5,651,000	\$224,483	18	\$4,040,700	\$251,905	13	\$3,274,770	-5	-16.6%	12.2%	
Slidell	70458, 70460, 70461	\$277,803	224	\$62,227,852	\$271,247	192	\$52,079,456	\$269,233	208	\$56,000,548	16	-2.4%	-0.7%	
East St. Tammany Total		\$277,057	245	\$67,878,852	\$267,239	210	\$56,120,156	\$268,214	221	\$59,275,318	11	-3.5%	0.4%	
Lacombe (Central St. Tammany)	70445	\$279,232	27	\$7,539,260	\$263,125	28	\$7,367,500	\$242,944	30	\$7,288,305	2	-5.8%	-7.7%	
West St. Tammany														
Abita Springs	70420	\$248,925	16	\$3,982,800	\$323,518	14	\$4,529,250	\$437,946	18	\$7,883,033	4	30.0%	35.4%	
Bush	70431	\$284,300	10	\$2,843,000	\$339,821	7	\$2,378,750	\$442,450	10	\$4,424,500	3	19.5%	30.2%	
Covington	70433, 70435	\$366,573	206	\$75,514,136	\$441,422	153	\$67,537,544	\$466,901	106	\$49,491,511	-47	20.4%	5.8%	
Folsom	70437	\$453,386	14	\$6,347,400	\$287,754	13	\$3,740,800	\$519,211	9	\$4,672,900	-4	-36.5%	80.4%	
Madisonville	70447	\$426,126	49	\$20,880,182	\$454,614	59	\$26,822,218	\$450,874	66	\$29,757,658	7	6.7%	-0.8%	
Mandeville	70448, 70471	\$418,799	113	\$47,324,245	\$441,387	109	\$48,111,209	\$483,369	115	\$55,587,379	6	5.4%	9.5%	
West St. Tammany Total		\$384,539	408	\$156,891,763	\$431,323	355	\$153,119,771	\$468,571	324	\$151,816,981	-31	12.2%	8.6%	
St. Tammany Parish Total		\$341,632	680	\$232,309,875	\$365,274	593	\$216,607,427	\$379,792	575	\$218,380,604	-18	6.9%	4.0%	
Tangipahoa Parish (70401, 70403, 70421, 70422, 70436, 70442, 70443, 70444, 70446, 70454, 70456, 70466)		\$238,871	282	\$67,361,719	\$243,914	280	\$68,295,788	\$266,909	280	\$74,734,406	0	2.1%	9.4%	
Washington Parish		70426, 70427, 70438, 70450	\$163,080	49	\$7,990,900	\$194,967	52	\$10,138,270	\$164,642	40	\$6,585,690	-12	19.6%	-15.6%
Northshore Region Total		\$304,315	1,011	\$307,662,494	\$318,964	925	\$295,041,485	\$334,861	895	\$299,700,700	-30	4.8%	5.0%	

Source: New Orleans Metropolitan Association of Realtors/ Gulf South Real Estate Information Network  
Compiled by: University of New Orleans Institute for Economic Development & Real Estate Research



**Single-Family Residential Sales Graphs**  
**1st Quarter (January, February & March) - 2016 - 2025**



Average Price - Bar / No. of Sales - Line



**Condominium Sales - 1st Quarter (January, February & March) - 2023, 2024, 2025**

**New Orleans Metropolitan Area Condominium Sales**

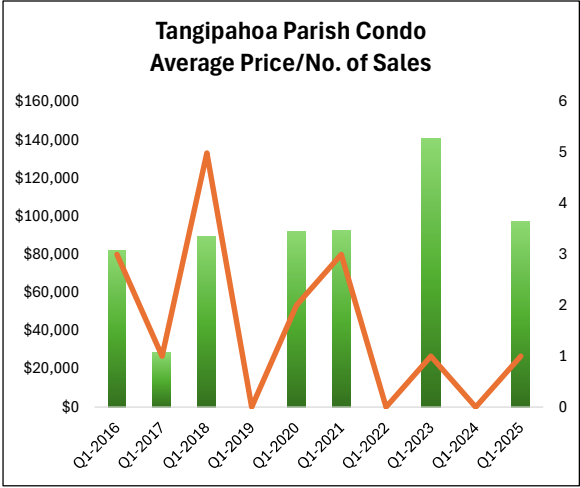
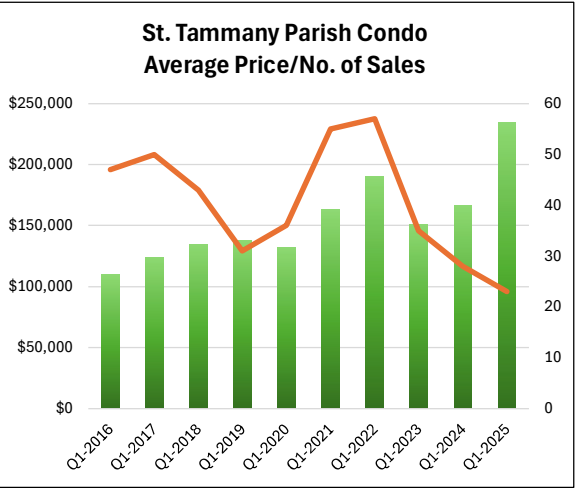
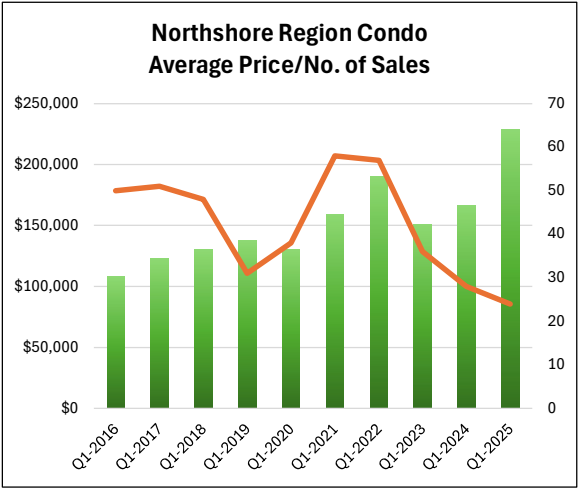
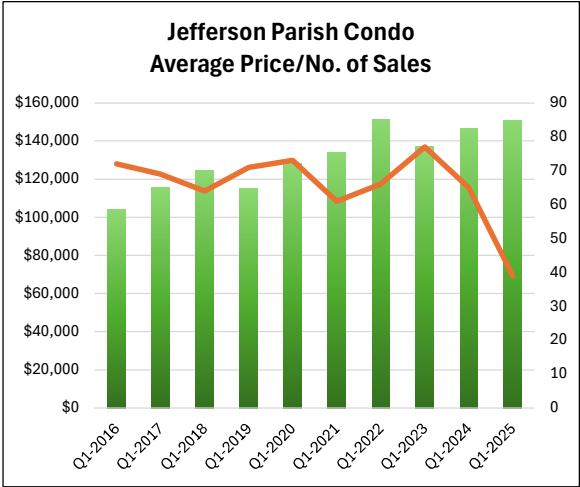
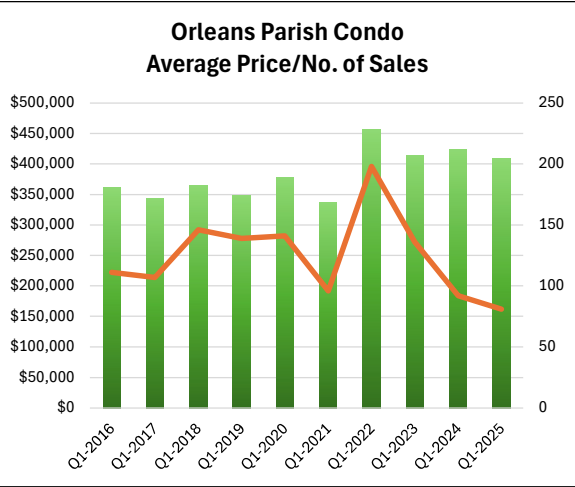
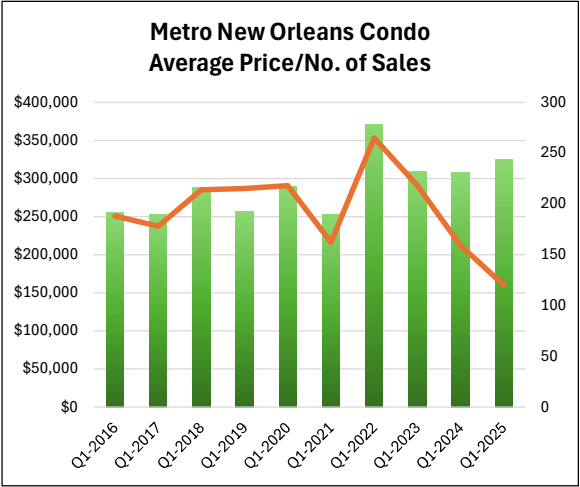
Parish/City	Zip Code	2023, Quarter 1			2024, Quarter 1			2025, Quarter 1			Difference No. of Sales 2024-2025	Average Price Percent Change	
		Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales		23-24	24-25
<b>Jefferson Parish</b>													
Metairie	70001-70003, 70005-70006	\$141,352	42	\$5,936,800	\$138,378	37	\$5,119,981	\$164,065	26	\$4,265,677	-11	-2.1%	18.6%
Kenner	70062, 70065	\$132,311	27	\$3,572,400	\$145,438	12	\$1,745,258	\$121,939	8	\$975,510	-4	9.9%	-16.2%
Jefferson/Harahan/River Ridge	70121, 70123	\$191,500	2	\$383,000	\$202,975	10	\$2,029,750	\$156,300	3	\$468,900	-7	6.0%	-23.0%
<b>East Jefferson Total</b>		<b>\$139,327</b>	<b>71</b>	<b>\$9,892,200</b>	<b>\$150,763</b>	<b>59</b>	<b>\$8,894,989</b>	<b>\$154,327</b>	<b>37</b>	<b>\$5,710,087</b>	<b>-22</b>	<b>8.2%</b>	<b>2.4%</b>
Gretna/Terrytown	70053, 70056	\$114,125	4	\$456,500	\$115,967	3	\$347,900	\$84,000	2	\$168,000	-1	1.6%	-27.6%
Harvey	70058	\$100,000	2	\$200,000	\$100,000	3	\$300,000	\$0	0	\$0	-3	0.0%	NA
<b>West Jefferson Total</b>		<b>\$109,417</b>	<b>6</b>	<b>\$656,500</b>	<b>\$107,983</b>	<b>6</b>	<b>\$647,900</b>	<b>\$84,000</b>	<b>2</b>	<b>\$168,000</b>	<b>-4</b>	<b>-1.3%</b>	<b>-22.2%</b>
<b>Jefferson Parish Total</b>		<b>\$136,996</b>	<b>77</b>	<b>\$10,548,700</b>	<b>\$146,814</b>	<b>65</b>	<b>\$9,542,889</b>	<b>\$150,720</b>	<b>39</b>	<b>\$5,878,087</b>	<b>-26</b>	<b>7.2%</b>	<b>2.7%</b>
<b>Orleans Parish</b>													
<b>Westbank Orleans Total</b>	70114, 70131	<b>\$72,125</b>	<b>4</b>	<b>\$288,500</b>	<b>\$18,500</b>	<b>2</b>	<b>\$37,000</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>-2</b>	<b>-74.4%</b>	<b>NA</b>
<b>Central Orleans Total</b>	70112-70113, 70115-70119, 70122, 70124, 70130	<b>\$424,377</b>	<b>132</b>	<b>\$56,017,728</b>	<b>\$437,589</b>	<b>89</b>	<b>\$38,945,385</b>	<b>\$408,476</b>	<b>81</b>	<b>\$33,086,550</b>	<b>-8</b>	<b>3.1%</b>	<b>-6.7%</b>
<b>Eastern New Orleans Total</b>	70126 - 70129	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$63,000</b>	<b>1</b>	<b>\$63,000</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>-1</b>	<b>NA</b>	<b>NA</b>
<b>Orleans Parish Total</b>		<b>\$414,016</b>	<b>136</b>	<b>\$56,306,228</b>	<b>\$424,406</b>	<b>92</b>	<b>\$39,045,385</b>	<b>\$408,476</b>	<b>81</b>	<b>\$33,086,550</b>	<b>-11</b>	<b>2.5%</b>	<b>-3.8%</b>
<b>Plaquemines Parish</b> (70037, 70040, 70041, 70083, 70091, 70093)		<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>
<b>St. Bernard Parish</b> (70032, 70043, 70075, 70085, 70092)		<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>
<b>St. Charles Parish</b> (70030, 70031, 70039, 70047, 70057, 70070, 70079, 70080, 70087)		<b>\$60,000</b>	<b>1</b>	<b>\$60,000</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>
<b>St. John the Baptist Parish</b> (70051, 70068, 70076, 70084)		<b>\$133,225</b>	<b>4</b>	<b>\$532,900</b>	<b>\$139,500</b>	<b>2</b>	<b>\$279,000</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>-2</b>	<b>4.7%</b>	<b>NA</b>
<b>Metro New Orleans Total</b>		<b>\$309,394</b>	<b>218</b>	<b>\$67,447,828</b>	<b>\$307,341</b>	<b>159</b>	<b>\$48,867,274</b>	<b>\$324,705</b>	<b>120</b>	<b>\$38,964,637</b>	<b>-39</b>	<b>-0.7%</b>	<b>5.6%</b>

**Northshore Region Condominium Sales**

Parish/City	Zip Code	2023, Quarter 1			2024, Quarter 1			2025, Quarter 1			Difference No. of Sales 2024-2025	Average Price Percent Change	
		Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales	Average Price	Unit Sales	Gross Sales		23-24	24-25
<b>St. Tammany Parish</b>													
<b>East St. Tammany</b>	70452, 70458, 70460, 70461	<b>\$113,253</b>	<b>17</b>	<b>\$1,925,300</b>	<b>\$124,972</b>	<b>9</b>	<b>\$1,124,750</b>	<b>\$107,800</b>	<b>8</b>	<b>\$862,400</b>	<b>-1</b>	<b>10.3%</b>	<b>-13.7%</b>
<b>West St. Tammany</b>													
Covington	70433, 70435	\$158,286	7	\$1,108,000	\$146,900	5	\$734,500	\$177,250	2	\$354,500	-3	-7.2%	20.7%
Mandeville	70448, 70471	\$205,909	11	\$2,265,000	\$200,500	14	\$2,807,000	\$321,613	13	\$4,180,971	-1	-2.6%	60.4%
<b>West St. Tammany Total</b>		<b>\$187,389</b>	<b>18</b>	<b>\$3,373,000</b>	<b>\$186,395</b>	<b>19</b>	<b>\$3,541,500</b>	<b>\$302,365</b>	<b>15</b>	<b>\$4,535,471</b>	<b>-4</b>	<b>-0.5%</b>	<b>62.2%</b>
<b>St. Tammany Parish Total</b>		<b>\$151,380</b>	<b>35</b>	<b>\$5,298,300</b>	<b>\$166,652</b>	<b>28</b>	<b>\$4,666,250</b>	<b>\$234,690</b>	<b>23</b>	<b>\$5,397,871</b>	<b>-5</b>	<b>10.1%</b>	<b>40.8%</b>
<b>Tangipahoa Parish</b> (70401, 70403, 70421, 70422, 70436, 70442, 70443, 70444, 70446, 70454, 70456, 70466)		<b>\$141,000</b>	<b>1</b>	<b>\$141,000</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>\$97,400</b>	<b>1</b>	<b>\$97,400</b>	<b>1</b>	<b>NA</b>	<b>NA</b>
<b>Northshore Region Total</b>		<b>\$151,092</b>	<b>36</b>	<b>\$5,439,300</b>	<b>\$166,652</b>	<b>28</b>	<b>\$4,666,250</b>	<b>\$228,970</b>	<b>24</b>	<b>\$5,495,271</b>	<b>-4</b>	<b>10.3%</b>	<b>37.4%</b>



**Condominium Sales Graphs**  
**1st Quarter (January, February & March) - 2016 - 2024**



Average Price - Bar / No. of Sales - Line



**Residential Rentals**  
**3-Plex, 4-Plex, Duplex/Double, Single Family and Townhouse**  
**Quarter 1 (January - March): 2023, 2024, 2025**

Parish/City	2023, Quarter 1					2024, Quarter 1					2025, Quarter 1				
	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF
<b>NEW ORLEANS METRO</b>															
East Jefferson	254	3/2	1,457	\$2,011	\$1.38	291	3/2	1,468	\$1,985	\$1.40	281	3/2	1,397	\$1,932	\$1.44
West Jefferson	87	3/2	1,368	\$1,627	\$1.18	154	3/2	1,290	\$1,697	\$1.70	112	3/2	1,229	\$1,645	\$1.40
<b>Jefferson Parish</b>	<b>341</b>	<b>3/2</b>	<b>1,434</b>	<b>\$1,914</b>	<b>\$1.34</b>	<b>445</b>	<b>3/2</b>	<b>1,407</b>	<b>\$1,886</b>	<b>\$1.51</b>	<b>393</b>	<b>3/2</b>	<b>1,347</b>	<b>\$1,846</b>	<b>\$1.43</b>
Westbank Orleans	29	3/2	1,249	\$1,642	\$1.35	39	3/2	1,246	\$1,743	\$1.46	38	3/2	1,368	\$1,793	\$1.41
Central Orleans	645	2/2	1,147	\$1,825	\$1.68	870	3/2	1,227	\$1,930	\$1.63	777	2/2	1,236	\$1,948	\$1.64
Eastern New Orleans	26	3/2	1,261	\$1,421	\$1.10	48	3/2	1,290	\$1,443	\$1.20	43	3/2	1,484	\$1,546	\$1.14
<b>Orleans Parish</b>	<b>700</b>	<b>2/2</b>	<b>1,167</b>	<b>\$1,801</b>	<b>\$1.65</b>	<b>957</b>	<b>3/2</b>	<b>1,230</b>	<b>\$1,896</b>	<b>\$1.60</b>	<b>858</b>	<b>2/2</b>	<b>1,255</b>	<b>\$1,923</b>	<b>\$1.61</b>
<b>Plaquemines Parish</b>	<b>13</b>	<b>3/2</b>	<b>1,548</b>	<b>\$1,965</b>	<b>\$1.43</b>	<b>35</b>	<b>3/2</b>	<b>1,198</b>	<b>\$2,176</b>	<b>\$1.82</b>	<b>30</b>	<b>3/2</b>	<b>1,404</b>	<b>\$2,536</b>	<b>\$1.90</b>
<b>St. Bernard Parish</b>	<b>43</b>	<b>3/2</b>	<b>1,228</b>	<b>\$1,463</b>	<b>\$1.29</b>	<b>47</b>	<b>3/2</b>	<b>1,156</b>	<b>\$1,457</b>	<b>\$1.32</b>	<b>52</b>	<b>3/2</b>	<b>1,124</b>	<b>\$1,464</b>	<b>\$1.37</b>
<b>St. Charles Parish</b>	<b>58</b>	<b>3/2</b>	<b>1,319</b>	<b>\$1,486</b>	<b>\$1.13</b>	<b>53</b>	<b>3/2</b>	<b>1,685</b>	<b>\$1,538</b>	<b>\$1.12</b>	<b>36</b>	<b>3/2</b>	<b>1,378</b>	<b>\$1,694</b>	<b>\$1.28</b>
<b>St. James Parish</b>	<b>1</b>	<b>3/2</b>	<b>1,100</b>	<b>\$1,050</b>	<b>\$1.72</b>	<b>1</b>	<b>3/2</b>	<b>1,440</b>	<b>\$1,600</b>	<b>\$1.11</b>	<b>3</b>	<b>2/2</b>	<b>1,094</b>	<b>\$980</b>	<b>\$0.93</b>
<b>St. John the Baptist Parish</b>	<b>40</b>	<b>3/2</b>	<b>1,424</b>	<b>\$1,609</b>	<b>\$4.46</b>	<b>34</b>	<b>3/2</b>	<b>1,404</b>	<b>\$1,641</b>	<b>\$1.23</b>	<b>37</b>	<b>3/2</b>	<b>1,371</b>	<b>\$1,603</b>	<b>\$1.22</b>
<b>New Orleans Metro</b>	<b>1,196</b>	<b>3/2</b>	<b>1,261</b>	<b>\$1,800</b>	<b>\$1.52</b>	<b>1,572</b>	<b>3/2</b>	<b>1,296</b>	<b>\$1,867</b>	<b>\$1.55</b>	<b>1,409</b>	<b>2/2</b>	<b>1,285</b>	<b>\$1,881</b>	<b>\$1.54</b>
<b>NORTHSHORE REGION</b>															
East St. Tammany	106	3/2	1,638	\$1,771	\$1.11	139	3/2	1,660	\$1,801	\$1.13	125	3/2	1,637	\$1,813	\$1.15
Central St. Tammany (Lacombe)	3	3/2	1,092	\$1,417	\$1.40	5	3/2	1,075	\$1,340	\$1.34	8	3/2	1,344	\$1,587	\$1.20
West St. Tammany	177	3/2	1,655	\$1,903	\$1.18	194	3/2	1,721	\$2,050	\$1.22	177	3/2	1,615	\$3,225	\$2.19
<b>St. Tammany Parish</b>	<b>286</b>	<b>3/2</b>	<b>1,637</b>	<b>\$1,836</b>	<b>\$1.13</b>	<b>338</b>	<b>3/2</b>	<b>1,680</b>	<b>\$1,930</b>	<b>\$1.19</b>	<b>310</b>	<b>3/2</b>	<b>1,616</b>	<b>\$2,609</b>	<b>\$1.75</b>
<b>Tangipahoa Parish</b>	<b>98</b>	<b>3/2</b>	<b>1,299</b>	<b>\$1,342</b>	<b>\$1.07</b>	<b>115</b>	<b>3/2</b>	<b>1,314</b>	<b>\$1,387</b>	<b>\$1.08</b>	<b>121</b>	<b>3/2</b>	<b>1,207</b>	<b>\$1,318</b>	<b>\$1.14</b>
<b>Washington Parish</b>	<b>6</b>	<b>3/2</b>	<b>1,393</b>	<b>\$1,149</b>	<b>\$0.89</b>	<b>3</b>	<b>3/2</b>	<b>1,222</b>	<b>\$1,117</b>	<b>\$0.92</b>	<b>2</b>	<b>4/2</b>	<b>2,725</b>	<b>\$2,025</b>	<b>\$0.89</b>
<b>Northshore Region</b>	<b>390</b>	<b>3/2</b>	<b>1,551</b>	<b>\$1,710</b>	<b>\$1.13</b>	<b>456</b>	<b>3/2</b>	<b>1,585</b>	<b>\$1,788</b>	<b>\$1.16</b>	<b>431</b>	<b>3/2</b>	<b>1,501</b>	<b>\$2,248</b>	<b>\$1.58</b>

Source: New Orleans Metropolitan Association of Realtors/ Gulf South Real Estate Information Network  
Compiled by: University of New Orleans Institute for Economic Development & Real Estate Research



**Residential Rentals  
Condominiums  
Quarter 1 (January - March): 2023, 2024, 2025**

Parish/City	2023, Quarter 1					2024, Quarter 1					2025, Quarter 1				
	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF	Total No Rentals	Ave BR/BA	Ave Living Area SF	Ave Rent	Ave Rent/SF
<b>New Orleans Metro</b>															
East Jefferson	43	2/2	1,090	\$1,424	\$1.38	51	2/2	1,043	\$4,573	\$4.19	35	2/2	1,005	\$1,553	\$1.65
West Jefferson	2	2/2	939	\$1,425	\$1.49	5	2/2	1,026	\$1,342	\$1.37	5	2/2	1,109	\$1,550	\$1.41
<b>Jefferson Parish</b>	<b>45</b>	<b>2/2</b>	<b>1,084</b>	<b>\$1,424</b>	<b>\$1.39</b>	<b>56</b>	<b>2/2</b>	<b>1,042</b>	<b>\$4,284</b>	<b>\$3.94</b>	<b>40</b>	<b>2/2</b>	<b>1,018</b>	<b>\$1,552</b>	<b>\$1.62</b>
Westbank Orleans	0	NA	NA	NA	NA	5	2/2	1,059	\$1,420	\$1.35	2	2/3	1,175	\$1,255	\$1.06
Central Orleans	102	2/2	1,003	\$2,399	\$2.49	127	1/2	965	\$2,153	\$2.37	110	1/1	919	\$2,078	\$2.40
Eastern New Orleans	2	2/3	1,225	\$1,144	\$0.95	0	NA	NA	NA	NA	0	NA	NA	NA	NA
<b>Orleans Parish</b>	<b>104</b>	<b>2/2</b>	<b>1,007</b>	<b>\$2,375</b>	<b>\$2.46</b>	<b>132</b>	<b>1/1</b>	<b>965</b>	<b>\$2,118</b>	<b>\$2.33</b>	<b>112</b>	<b>1/2</b>	<b>924</b>	<b>\$2,063</b>	<b>\$2.37</b>
<b>St. Charles Parish</b>	<b>3</b>	<b>2/2</b>	<b>1,446</b>	<b>\$1,617</b>	<b>\$1.11</b>	<b>1</b>	<b>3/3</b>	<b>1,413</b>	<b>\$1,850</b>	<b>\$1.31</b>	<b>1</b>	<b>2/2</b>	<b>1,080</b>	<b>\$1,295</b>	<b>\$1.20</b>
<b>St. John the Baptist Parish</b>	<b>5</b>	<b>2/2</b>	<b>1,187</b>	<b>\$1,220</b>	<b>\$1.03</b>	<b>4</b>	<b>2/2</b>	<b>1,223</b>	<b>\$1,288</b>	<b>\$1.05</b>	<b>2</b>	<b>2/2</b>	<b>1,127</b>	<b>\$1,400</b>	<b>\$1.25</b>
<b>New Orleans Metro</b>	<b>157</b>	<b>2/2</b>	<b>1,042</b>	<b>\$2,055</b>	<b>\$2.09</b>	<b>193</b>	<b>2/2</b>	<b>995</b>	<b>\$2,714</b>	<b>\$2.75</b>	<b>155</b>	<b>2/2</b>	<b>952</b>	<b>\$1,918</b>	<b>\$2.16</b>
<b>Northshore Region</b>															
East St. Tammany	12	2/2	935	\$1,306	\$1.50	12	2/2	1,111	\$1,410	\$1.33	13	2/2	1,203	\$1,523	\$1.31
West St. Tammany	20	2/2	1,220	\$1,476	\$1.26	21	2/2	1,332	\$1,668	\$1.26	18	2/2	1,303	\$1,883	\$1.45
<b>St. Tammany Parish</b>	<b>32</b>	<b>2/2</b>	<b>1,133</b>	<b>\$1,426</b>	<b>\$1.34</b>	<b>33</b>	<b>2/2</b>	<b>1,252</b>	<b>\$1,574</b>	<b>\$1.29</b>	<b>31</b>	<b>2/2</b>	<b>1,252</b>	<b>\$1,574</b>	<b>\$1.29</b>
<b>Tangipahoa Parish</b>	<b>10</b>	<b>2/2</b>	<b>1,118</b>	<b>\$1,115</b>	<b>\$1.01</b>	<b>14</b>	<b>2/2</b>	<b>1,083</b>	<b>\$1,134</b>	<b>\$1.06</b>	<b>8</b>	<b>2/2</b>	<b>1,039</b>	<b>\$1,275</b>	<b>\$1.25</b>
<b>New Orleans Metro</b>	<b>42</b>	<b>2/2</b>	<b>1,130</b>	<b>\$1,353</b>	<b>\$1.26</b>	<b>47</b>	<b>2/2</b>	<b>1,262</b>	<b>\$1,443</b>	<b>\$1.22</b>	<b>39</b>	<b>2/2</b>	<b>1,215</b>	<b>\$1,638</b>	<b>\$1.36</b>

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