

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY LOUISIANA REALTORS®



Greater Central Louisiana REALTORS® Association

All Residential Properties Key Metrics	January			Year to Date		
	2022	2023	% Change	Thru 1-2022	Thru 1-2023	% Change
New Listings	200	195	- 2.5%	200	195	- 2.5%
Pending Sales	189	89	- 52.9%	189	89	- 52.9%
Closed Sales	145	96	- 33.8%	145	96	- 33.8%
Days on Market Until Sale	35	41	+ 17.1%	35	41	+ 17.1%
Median Sales Price*	\$171,000	\$171,500	+ 0.3%	\$171,000	\$171,500	+ 0.3%
Average Sales Price*	\$194,605	\$187,129	- 3.8%	\$194,605	\$187,129	- 3.8%
Percent of List Price Received*	96.8%	94.4%	- 2.5%	96.8%	94.4%	- 2.5%
Housing Affordability Index	217	169	- 22.1%	217	169	- 22.1%
Inventory of Homes for Sale	342	535	+ 56.4%	—	—	—
Months Supply of Inventory	1.9	3.7	+ 94.7%	—	—	—

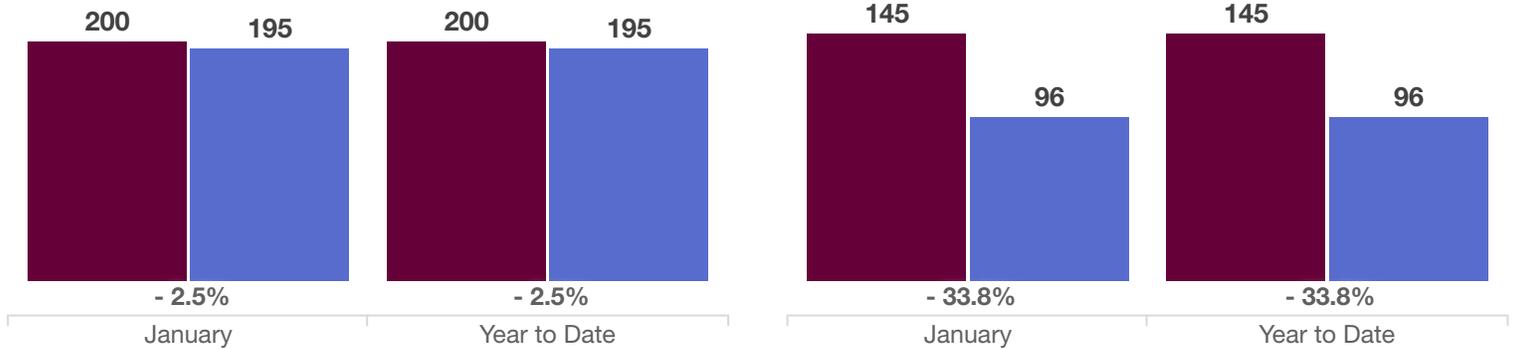
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

New Listings

■ 2022 ■ 2023

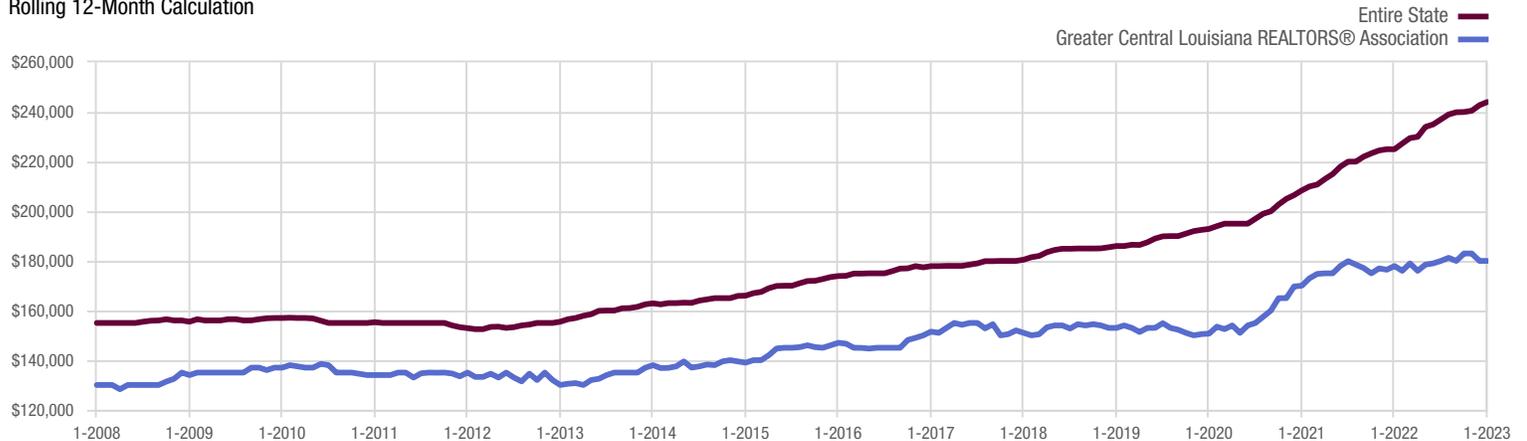
Closed Sales

■ 2022 ■ 2023



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.