

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY LOUISIANA REALTORS®



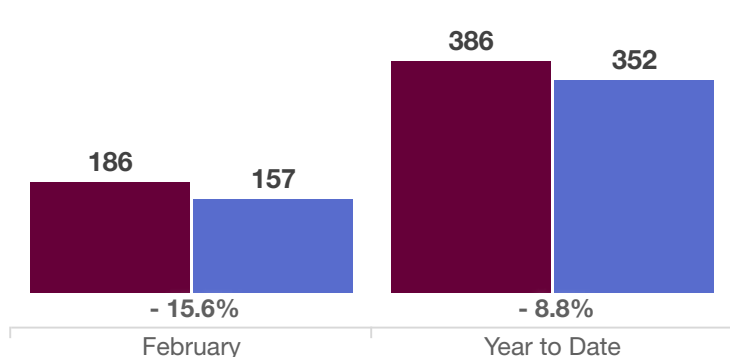
Greater Central Louisiana REALTORS® Association

All Residential Properties			February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change		
New Listings	186	157	- 15.6%	386	352	- 8.8%		
Pending Sales	142	83	- 41.5%	331	216	- 34.7%		
Closed Sales	145	113	- 22.1%	289	210	- 27.3%		
Days on Market Until Sale	40	42	+ 5.0%	38	41	+ 7.9%		
Median Sales Price*	\$175,000	\$179,500	+ 2.6%	\$172,500	\$176,950	+ 2.6%		
Average Sales Price*	\$209,529	\$195,796	- 6.6%	\$201,778	\$192,261	- 4.7%		
Percent of List Price Received*	95.7%	97.0%	+ 1.4%	96.2%	95.8%	- 0.4%		
Housing Affordability Index	206	157	- 23.8%	209	159	- 23.9%		
Inventory of Homes for Sale	349	532	+ 52.4%	—	—	—		
Months Supply of Inventory	2.0	3.7	+ 85.0%	—	—	—		

* 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.

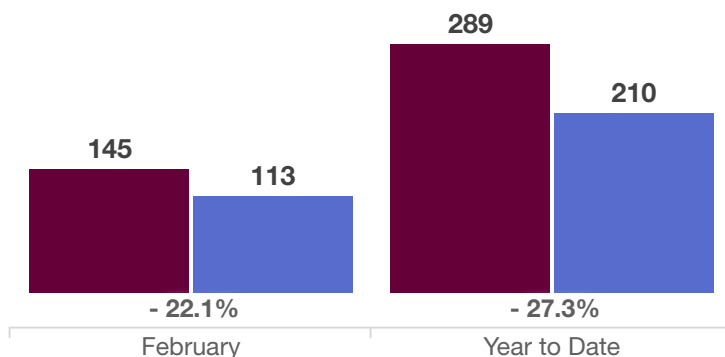
New Listings

■ 2022 ■ 2023



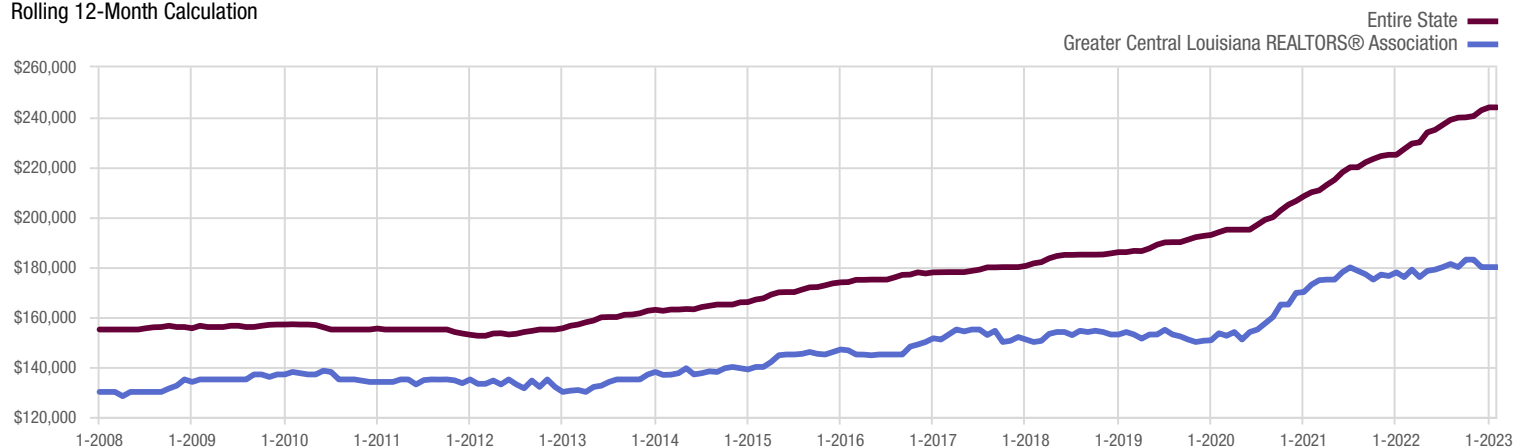
Closed Sales

■ 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.

Current as of March 10, 2023. All data from the Greater Central Louisiana REALTORS® Association. Report © 2023 ShowingTime.