

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY LOUISIANA REALTORS®



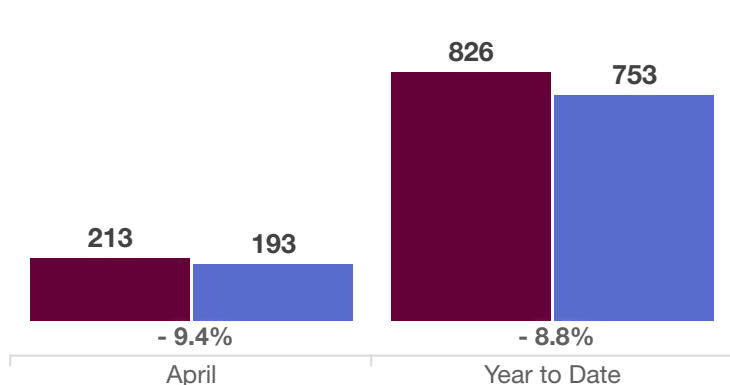
## Greater Central Louisiana REALTORS® Association

All Residential Properties	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	213	193	- 9.4%	826	753	- 8.8%
Pending Sales	172	159	- 7.6%	686	590	- 14.0%
Closed Sales	181	117	- 35.4%	642	467	- 27.3%
Days on Market Until Sale	54	53	- 1.9%	46	52	+ 13.0%
Median Sales Price*	\$169,900	\$195,000	+ 14.8%	\$175,500	\$180,000	+ 2.6%
Average Sales Price*	\$184,848	\$215,710	+ 16.7%	\$199,992	\$202,249	+ 1.1%
Percent of List Price Received*	97.0%	96.5%	- 0.5%	96.6%	95.8%	- 0.8%
Housing Affordability Index	177	135	- 23.7%	171	147	- 14.0%
Inventory of Homes for Sale	377	479	+ 27.1%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

\* 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.

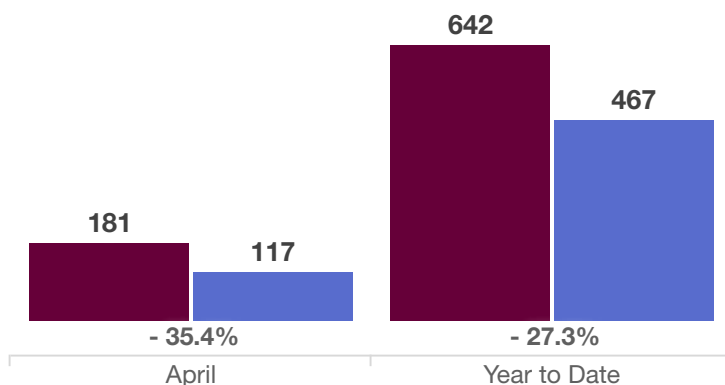
### New Listings

■ 2022 ■ 2023



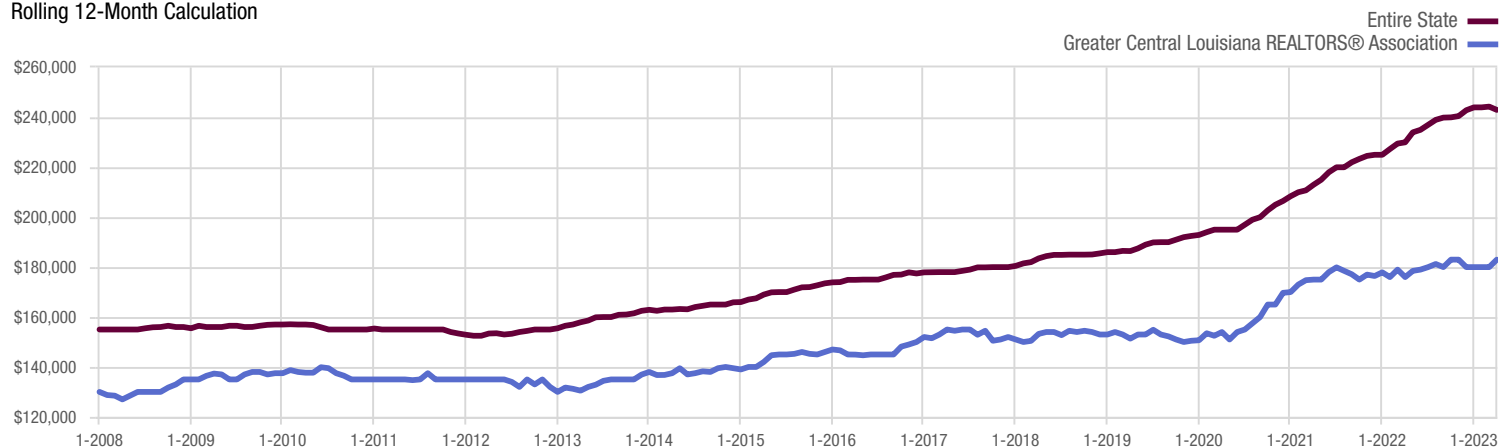
### Closed Sales

■ 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 May 10, 2023. All data from the Greater Central Louisiana REALTORS® Association. Report © 2023 ShowingTime.