
Real Estate Market Analysis

New Orleans and the Northshore Region

Volume 58
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NEW ORLEANS

Institute for Economic Development and Real Estate Research

REAL ESTATE MARKET ANALYSIS New Orleans and Northshore Region

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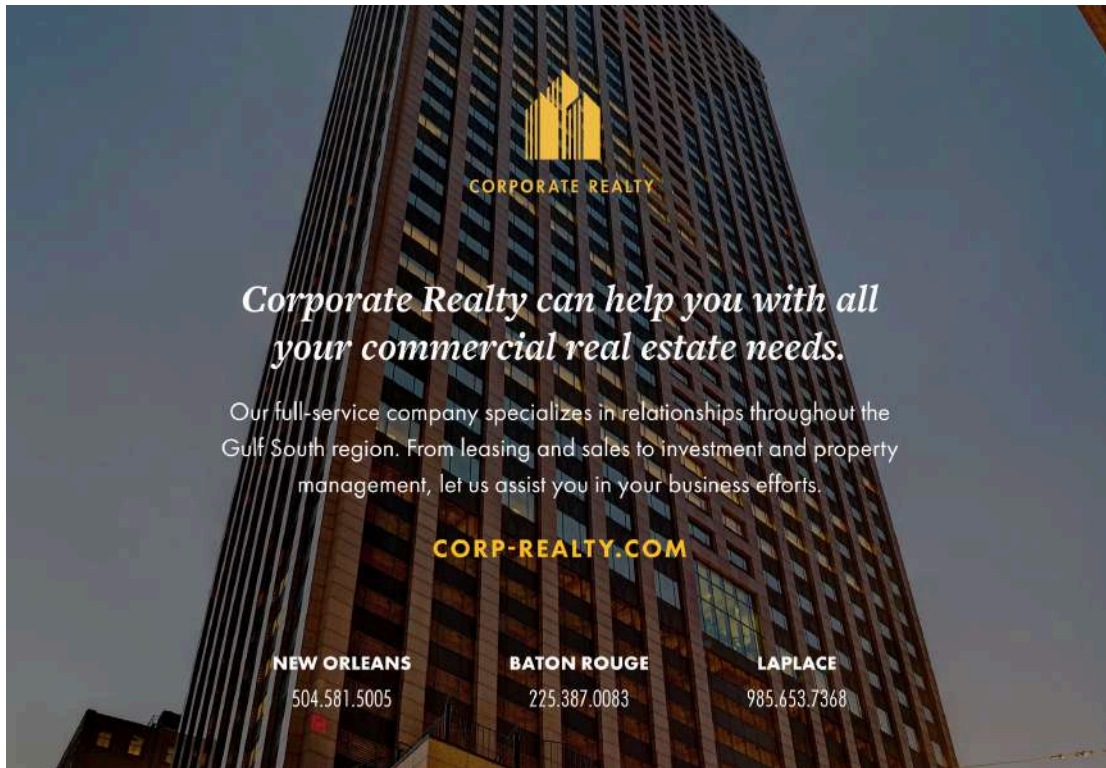
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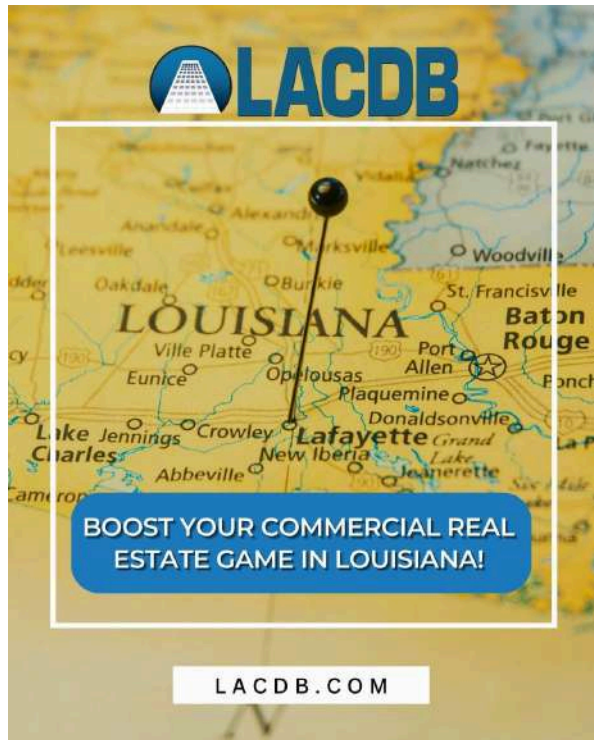
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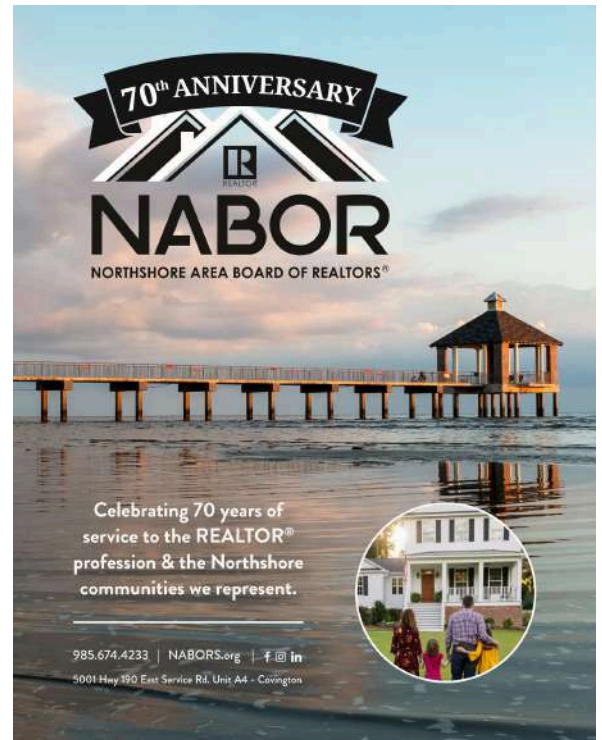
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Forward

The Institute for Economic Development and Real Estate Research was established to serve the real estate community and the general public. The three main areas of services offered by the Institute are professional real estate education, primary real estate market data and contract research.

The mission of professional real estate education is accomplished through continuing education courses and conferences, including the Annual Economic Outlook and Real Estate Forecast Seminars. The Institute owes a debt of gratitude to Dr. Ivan Miestovich and Dr. Robert C. Penick.

As in the past, this year's *New Orleans and Northshore Region Real Estate Market Analysis* covers real estate market trends in the metropolitan New Orleans and Northshore region for apartments, office, retail and warehouse and industrial properties. The report also presents current trends for single-family and condominium housing by parish and Multiple Listing System (MLS) neighborhood.

Acknowledgements

The Institute is grateful for the companies and individuals who sponsor our work and assist us in our research efforts each year. The following should be acknowledged for their contributions to our work:

- New Orleans Metropolitan Association of Realtors®
- Louisiana Commercial Database
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Economic Outlook

The economic outlook for the New Orleans-Metairie, Slidell-Mandeville-Covington, and Hammond Metropolitan Statistical Areas (MSAs) reflects a pattern of modest but uneven growth, influenced by ongoing economic volatility.

New Orleans-Metairie MSA

The New Orleans-Metairie MSA is projected to post one of the stronger employment gains in the state. Employment is expected to grow by 2.4 percent from the fourth quarter of 2025 to the fourth quarter of 2026, placing the region among the strongest-performing metro areas in Louisiana over that period. Even so, the region is still expanding from a smaller long-run employment base than it once had, so the outlook is best understood as continued recovery and moderate expansion.

Slidell-Mandeville-Covington MSA

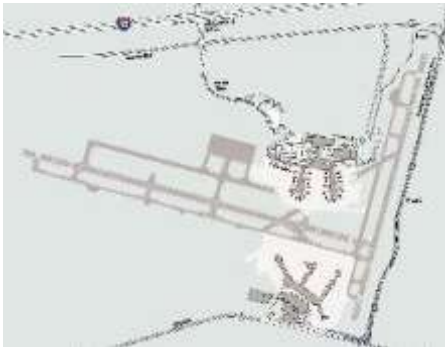
The Slidell-Mandeville-Covington MSA, which consists of St. Tammany Parish, is projected to see employment growth of 1.5 percent from the fourth quarter of 2025 to the fourth quarter of 2026, making it one of the faster-growing metro areas in the state. That forecast is consistent with St. Tammany's longer-run pattern of suburban employment growth, continued residential development, and business expansion.

Hammond MSA

The Hammond MSA, which encompasses Tangipahoa Parish, is expected to experience only slight employment growth over the current forecast horizon. Employment is projected to increase by 0.3 percent from the fourth quarter of 2025 to the fourth quarter of 2026. In practical terms, that suggests a labor market that remains stable but grows slowly, supported by major institutional anchors and a corridor-based service economy.

Selected Projects in Development

New Orleans Metropolitan Area



Louis Armstrong International Airport (MSY)

- July 2025 broke ground on an \$84.5 million express shuttle connector road to create a dedicated shuttle roadway linking the economy garage, employee garage and rental car center that is located on the airport's south campus to the terminal on the north campus. Shuttles will no longer operate on the public roadways.
- The project is primarily funded (\$65 million) through Federal Aviation Administration (FAA) grants.
- Two phase project: the first phase to be completed by the end of 2026 and the second at the end of 2027.
- Project is being built to support future transportation efforts such as the planned Baton Rouge-New Orleans passenger train with a stop near the south campus of the airport.



LCMC Health: Manning Family Children's Hospital (updated)

- "Walker's Imaginarium": therapeutic space for patients and their families; partnering with the nonprofit, Kids Join the Fight to raise money, \$16 million project, 16,000 square foot center. To be named after Walker Berry, the pediatric brain cancer patient that created the nonprofit. Broke ground January 2025; facility planned opening in Summer 2026.
- Neonatal Intensive Care Expansion (NICU): \$34 million, 60 bed Level 4 NICU expansion will triple the NICU space. Scheduled to break ground in the spring 2026 and open in 2027.

New Orleans Metropolitan Area



Ochsner Health System Expansion (updated)

- The Gayle & Tom Benson Children’s Hospital on Jefferson Highway
 - A \$300 million project to construct a five-story, 343,000 square foot facility that will be located next to the main campus on Jefferson Highway. Facility will have specialty pediatric services, larger dedicated pediatric emergency room, Level IV surgical neonatal intensive care unit, enhanced operating rooms and imaging services, expanded cardiac unit, ICU and acute care.
 - Groundbreaking was held in April 2025, expected to open early 2028.
 - Expected economic impact: 400 permanent jobs and 200 construction jobs.
- Ochsner Medical Complex – Airline Drive, Metairie
 - Construct a \$45.6 million, two-story, 46,000 square foot medical complex focused on comprehensive healthcare and sports medicine services in partnership with the New Orleans Saints and Pelicans, next to the teams’ practice facilities.
 - Construction began in late 2025 with expected opening in late 2027.
 - Expected economic impact: 60+ permanent jobs and \$134 million regional economic activity over the next decade.



Bunge (updated)

- Bunge is a global leader in agribusiness, food and ingredients, oil seed processor and producer and supplies of specialty plant-based oils and fats with corporate headquarters in St. Louis and a registered office in Geneva, Switzerland.
- Investing \$1+ billion in the New Orleans region
- The company purchased Fuji Vegetable Oils new refinery in the International-Matrix Tank Terminals at the Avondale Terminal (Jefferson Parish) in 2023. In August 2024, broke ground on a \$225 million expansion that expects to be operational end of 2026.
- Partnering with Chevron to build an \$800 million oil processing plant in Destrehan (St. Charles Parish) next to the company’s soybean processing facility. This plant is expected to be operational in 2026.
- The two projects are expected to create 90+ new jobs in Louisiana.

Orleans Parish



The National World War II Museum

- D-Day Invasion of Normandy Exhibit Renovation
 - \$30+ million renovation of the original 8,000 square foot gallery that was part of the original National D-Day Museum.
 - Expected to be closed for a year and reopen on the 83rd anniversary of the Allied landings in France.
- Part of the \$300 million Victory's Promise fundraising campaign to support campus improvements, expansion of educational programming and preservation of World War II historical materials.
- Floyd Education & Collections Pavilion
 - Located at 1042-60 Magazine Street, adjacent to the Museum Archives & Research Center.
 - April 2025 groundbreaking on a \$12 million, 34,000 square foot expansion. Two story education workspace facility to be used by museum staff to design new exhibits, host educational events, leadership programs and store artifacts, many that have been stored off-site.
 - The second floor will house the Sanderson Leadership Center which will host programs for corporate and non-profit executives, civic and military leaders, and educators and students.
 - Project made possible by a gift of \$7.5 million from Timber & Peggy Floyd, Texas ranchers and longtime museum supporters.
- Education Corridor Expansion
 - Three adjoining buildings of 18,000 square feet on the 900 block of Magazine, adjacent to the John E. Kushner Restoration Pavilion, donated by the Arlene & Joseph Meraux Charitable Foundation.
 - Use as staff offices, meeting rooms, artifact and equipment storage and future educational offerings.

The Warbler Hotel



- 58-room boutique hotel to open on St. Charles Avenue in late 2026 on the site of the former Trolley Stop Cafe.
- 42,000 square foot, six-story hotel with a restaurant and poolside lounge.
- Developed by Verdad Real Estate.

Orleans Parish



River District (updated)

- \$1+ billion project on 40 acres of land next to the Ernest N. Morial Convention Center, being developed into an estimated 2.4 million sq. ft. of mixed-use space by the River District Neighborhood Investors, LLC .

- Project includes entertainment areas, greenspaces, hotels, restaurants, retail, offices and mixed income and affordable housing. Groundbreaking took place in November 2023.
- Shell Riverside Office building began construction in February 2025. Shell's Gulf of Mexico operations will be the anchor for the 142,000 square foot, multi-story Class A office building with 800 employees. The building is scheduled to be completed by April 2027.
- Rivana Apartments: 220-unit property that includes market-rate, workforce and affordable units to break ground in 2026. This is Phase I of plans for a total of 900 new mixed income units with 450 set aside for renters that qualify for affordable housing.
- Omni Hotel: \$600 million "headquarter" hotel with approximately 1,000 rooms on the site of the old Sugar Mill. Construction expected to start in 2026 depending on the city and other permitting. Target opening date is 2030.



Bayou Phoenix (updated)

- Located in New Orleans East at intersection of I-10 and I-510 at the site of the former Jazzland/Six Flags that was closed following Hurricane Katrina
- \$500 million development on 227-acre site by Henry Consulting and TKTMJ, Inc., leasing property from the New Orleans Redevelopment Authority.

- Master plan includes 25-acre movie and production studio, 185,000 square foot indoor sports complex and 30 acres of sports fields, entertainment center, indoor water park and lagoon area and two hotels (300-room and 100-room), retail and dining. Estimated project completion at the end of 2028.
- 2025: demolition and removal of former rides and amusement park equipment and site infrastructure and facility assessments.
- End of 2026: E. Ross Studios, a new production company founded by New Orleans native Alvin Ross is expected to open its movie and production studio.

Orleans Parish



Former Naval Support Activity East Bank Site

- \$300 million mixed-use redevelopment of 20-acre site located on Poland Avenue in the Bywater neighborhood. Redevelopment will include an incubator for startups, affordable housing, retail, and shared community spaces.
- Newlab New Orleans: \$50 million technology startup incubator will be the anchor tenant held its groundbreaking in January 2026. Newlab is a public-private partnership that includes Louisiana Economic Development, the City of New Orleans, Future Use of Energy in Louisiana, Louisiana State University, Greater New Orleans, Inc. and Shell.
- The approximately \$197 million NSA East Bank Apartments by Lincoln Avenue Communities will provide 294 units of affordable housing and about 30,000 square feet of ground-floor retail. The property will have one-to-three-bedroom units for those earning between 20% and 60% of area median income.
- Overall project expected to be completed by Summer 2028.



Federal City (Algiers)

- The Lofts at Federal City – transforming a 43,000 square foot building built in 1904 into 60 market-rate units. Groundbreaking took place in October 2025 on the \$16.26 million project.
- Riverside Retreat – new four-story apartment building with 70 units (56 one-bedroom and 14 two-bedroom) for low-income, senior residents (age 55+) with incomes of \$50,000 or less annually. The \$20 million project opened September 2025



Touro Shakespeare Building (Algiers)

- \$26 million redevelopment by HRI Communities in Algiers to convert the 72,000 square foot historic almshouse into 52 affordable apartments for low-income seniors to be completed early 2027.
- The building will be renovated into one-bedroom units for residents aged 62 and older earning no more than 50% of the area's median income.
- The building has been vacant since Hurricane Katrina.

Jefferson Parish



Redamo Suites

- \$5 million boutique hotel opened on Jefferson Highway less than one mile from Ochsner Main Campus.
 - 44 units with modern single hotel rooms and extended stay suites with kitchenettes.
 - Primary target market: visiting medical professionals and patients and their families.
-
- Genard Company and Safe Space Companies redeveloped the formerly blighted property.



UBE Corporation (updated)

- Japanese chemical company investing \$500 million to build its first U.S. manufacturing facility to strengthen the domestic battery components supply chain at the Cornerstone Energy Park in Waggaman.
-
- Groundbreaking May 2025; Facility expected to be operational in 2027
 - Expected to create nine new direct jobs for UBE C1 Chemicals America, Inc. (UCCA, newly formed company); 47 new direct jobs for Cornerstone Chemical Company; and support about 400 temporary jobs during construction.

St. James Parish



ElementUSA

- Investing \$850 million to develop a rare earth and critical minerals refining facility to strengthen domestic supply chains for materials essential to advanced manufacturing, national defense and energy technologies.
 - Facility will be used to extract gallium, scandium, iron and other minerals from bauxite residue, a byproduct of the alumina refining process.
-
- Expected to create 200 new direct jobs with an average salary of \$90,000 and 554 new indirect jobs.
 - Facility will be constructed in Gramercy, St. James Parish; construction to begin mid-2027 and to begin production in Q3/2028.

St. Tammany Parish



Agile Cold Storage

- A diversified storage and logistics solutions company based in Gainesville, GA serving North American food manufactures, processors and growers. Operates 10 facilities across the U.S. and Canada.
- \$45.9 million construction of a new 150,000 sq. ft. automated cold storage facility on 10 acres at St. Joe Brick Works site in Pearl River. First Gulf Coast region facility.
- Expect to transport approximately 100 containers of food to the Port of New Orleans for export every week.
- Expected to create 100 new direct jobs with average annual salaries of approximately \$53,000; 95 new indirect jobs.
- Operations began May 2025.



ChillCo, Inc.

- 20+ year old St. Tammany-based company with headquarters in Lacombe investing \$8 million in a statewide expansion of their business that works on commercial and industrial chilled water systems.
- Investing \$4.4 million in Lacombe to add manufacturing and warehouse space. Will retain 68 jobs while creating 38 new direct jobs with an average salary of \$73,170 and 46 new indirect jobs.
- Baton Rouge: building a \$2.4 million facility to expand remanufacturing capabilities.



EquipmentShare

- Nation's fastest growing construction and heavy equipment rental company based in Columbia, Missouri.
- Planning a \$187 million expansion of 13 locations throughout Louisiana, creating 120 new jobs.
- Investing \$33 million in a Lacombe branch, creating 25 new jobs.

Tangipahoa Parish



North Oaks Health System

- North Oaks Building 3 opened in August 2025 on the North Oaks Medical Center Campus in Hammond.
- Five-story, 95,809 square foot, \$50 million building.
- Houses nine specialty clinics with approximately 20 providers.

Sources: New Orleans Advocate, New Orleans City Business, nola.com, Biz New Orleans, Louisiana Economic Development (LED), Slidell Independent, nola.curbed.com, New Orleans International Airport, New Orleans television station websites, various company websites.

Demographic Profile

Over the past decade, the New Orleans region has experienced uneven but positive population change, with growth in St. Tammany and Tangipahoa helping offset flat or declining trends in places such as St. Charles, St. James, and St. John the Baptist. The data suggest a region that has grown over the long run, but in a way that is increasingly shaped by outward growth in the broader suburban ring rather than broad-based expansion across all parishes.

New Orleans- Metairie MSA

Between 2010 and 2019, the New Orleans-Metairie MSA experienced strong population growth but by 2024, some of the late-2010s gains had been partially reversed. Even so, the MSA remained about 9.3 percent more populous in 2024 than in 2010, indicating that the longer-run pattern was still one of net growth. The post-2019 decline likely reflects a combination of slower in-migration, tighter housing conditions in some parts of the metro, and broader demographic adjustment following the pandemic period.

St. Tammany Parish

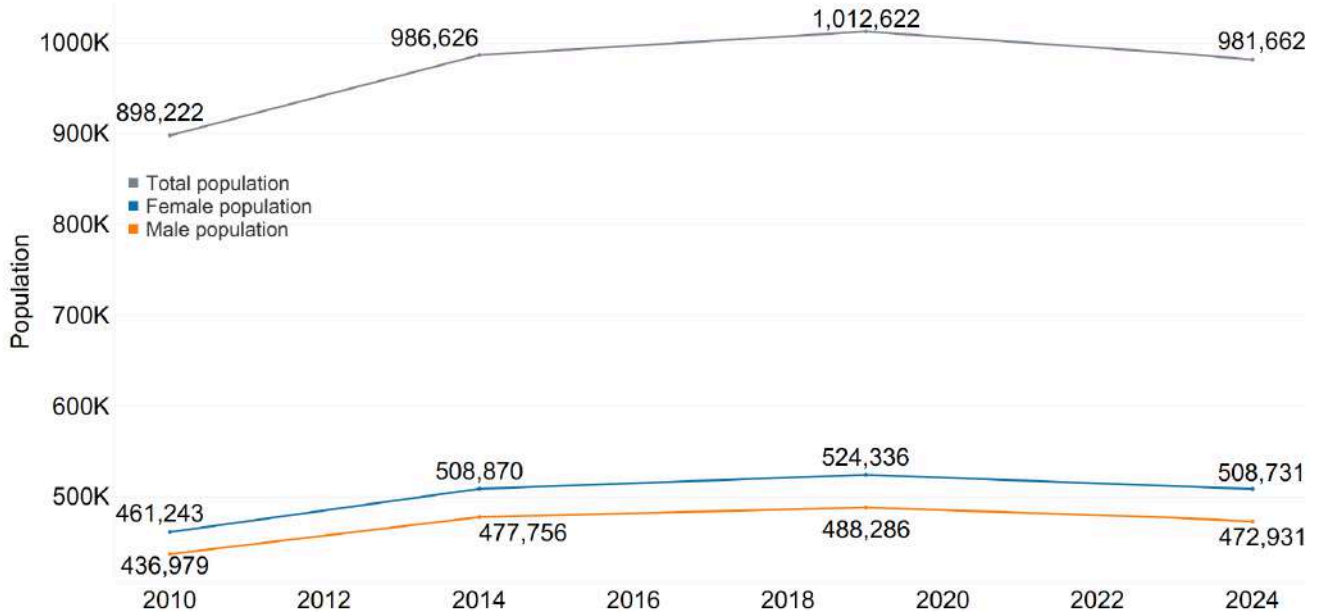
St. Tammany Parish saw uninterrupted and robust population growth from 2010 to 2024, increasing from 228,894 to 272,421—an overall rise of about 19 percent. The consistent year-over-year gains suggest sustained in-migration and residential development, with the parish continuing to serve as a major suburban anchor of the New Orleans region. The growth likely reflects the parish's quality of life, expanding housing base, and continued appeal to families and households seeking access to the metropolitan labor market without the density and cost pressures of the urban core.

Tangipahoa Parish

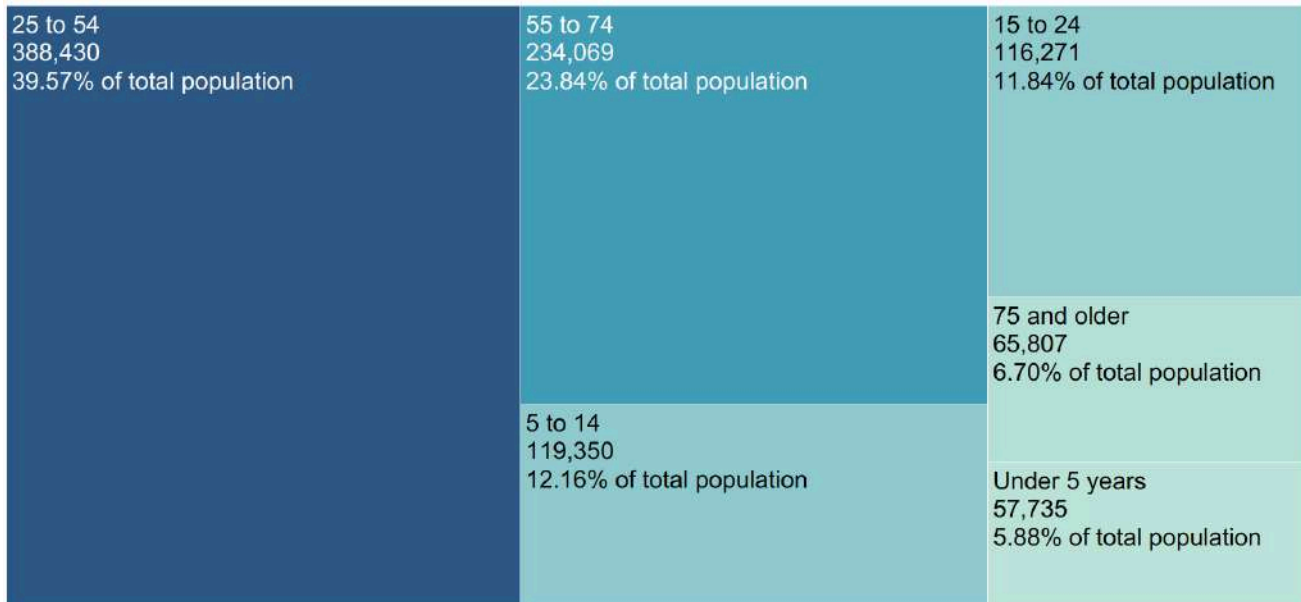
Tangipahoa Parish experienced consistent and moderate growth over the 2010–2024 period, with total population rising from 118,190 to 136,738—an increase of about 16 percent. Its location along the I-55 corridor, relative housing affordability, and access to both regional job markets and lower-density living appear to be reinforcing its role as an emerging growth area within southeast Louisiana.

New Orleans Metro Area

Population



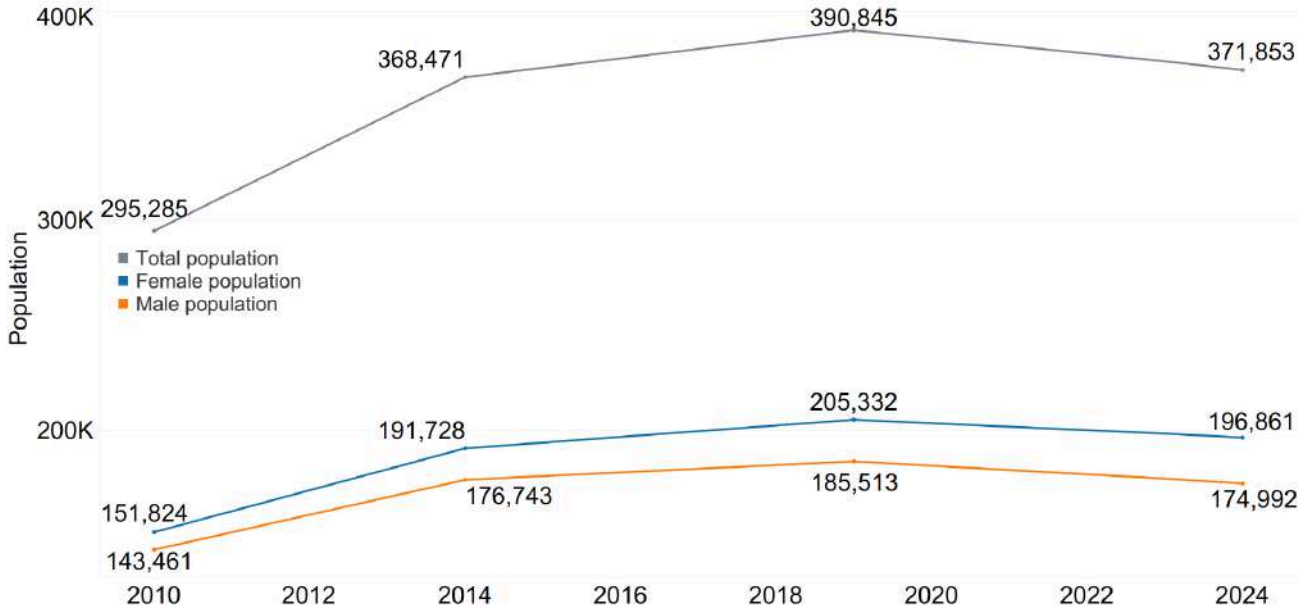
Age Composition: 2024



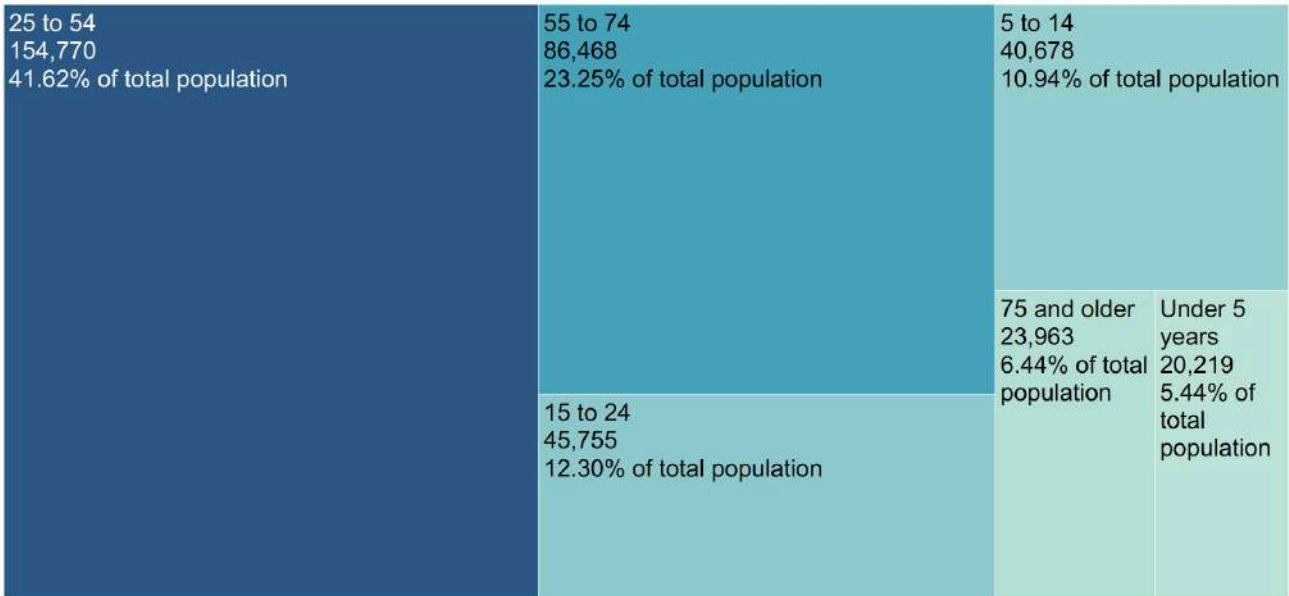
Sources: U.S. Census American Community Survey 5-year Estimates

Orleans Parish

Population



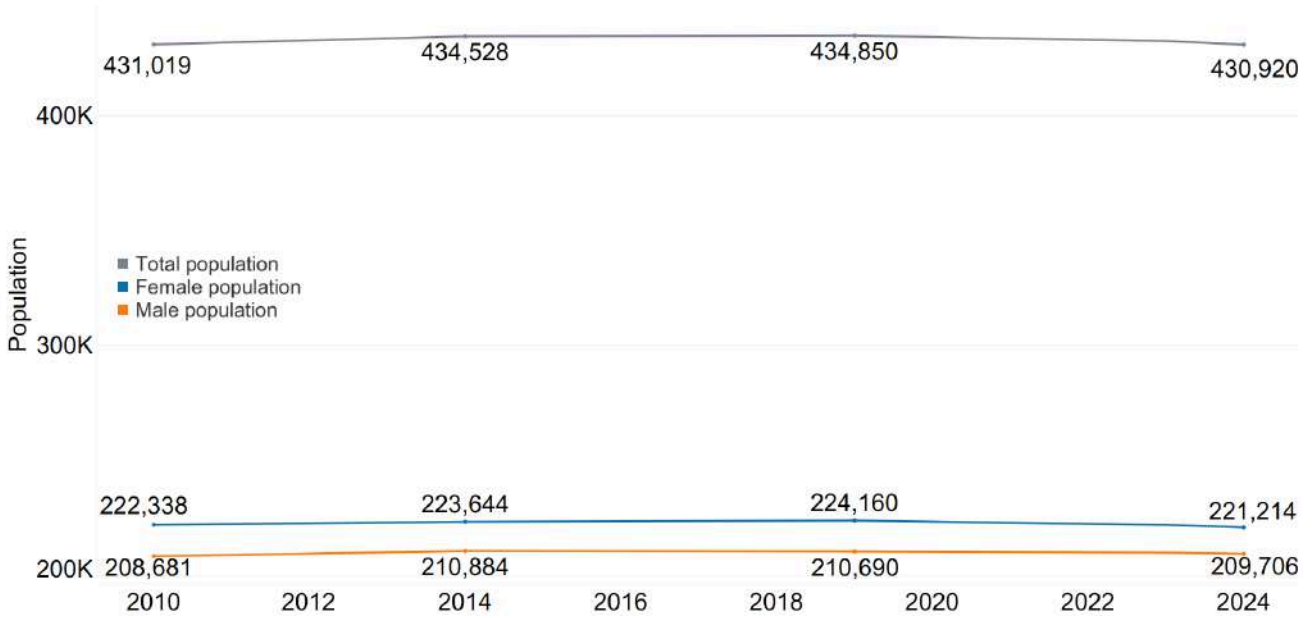
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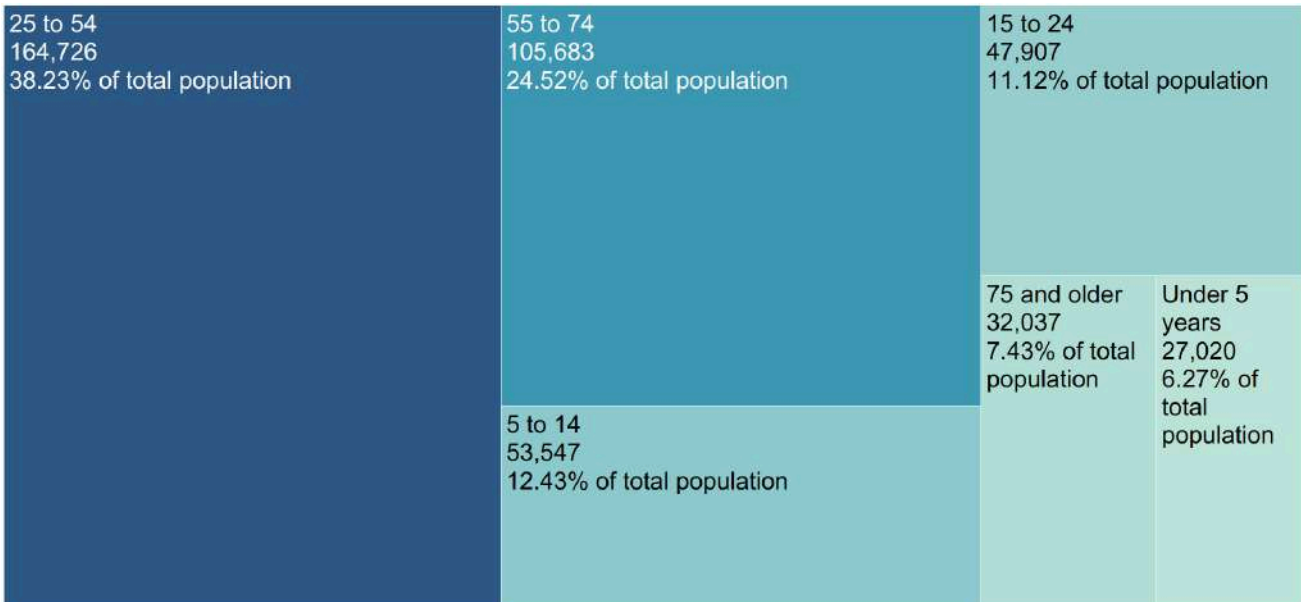
Sources: U.S. Census American Community Survey 5-year Estimates

Jefferson Parish

Population



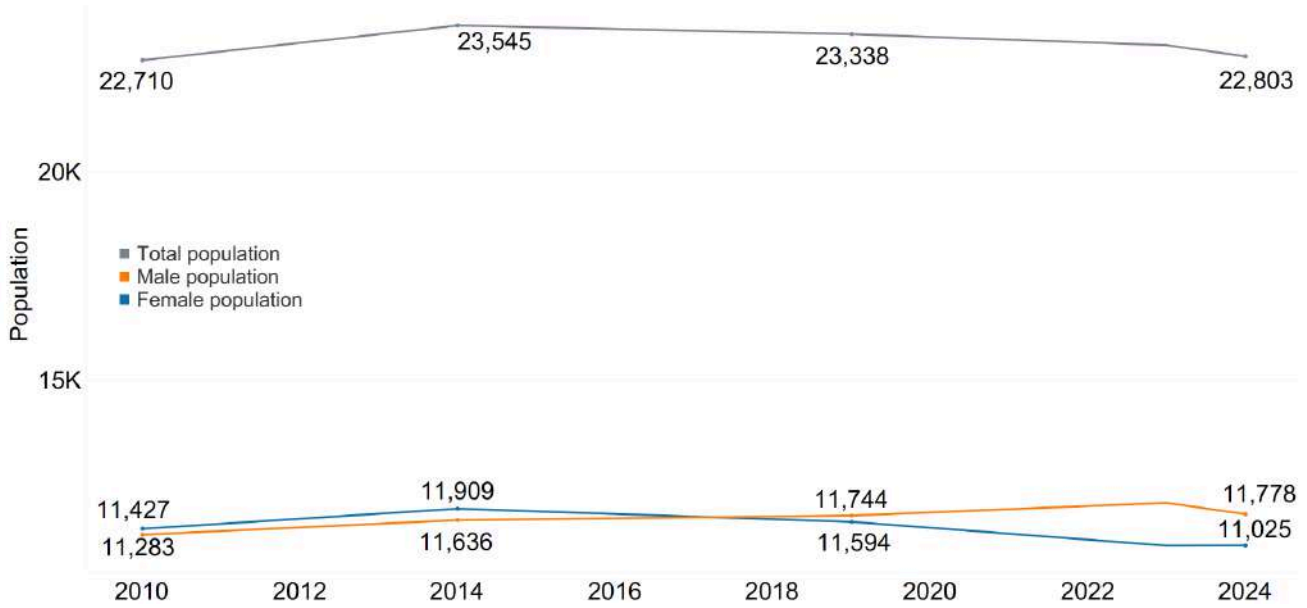
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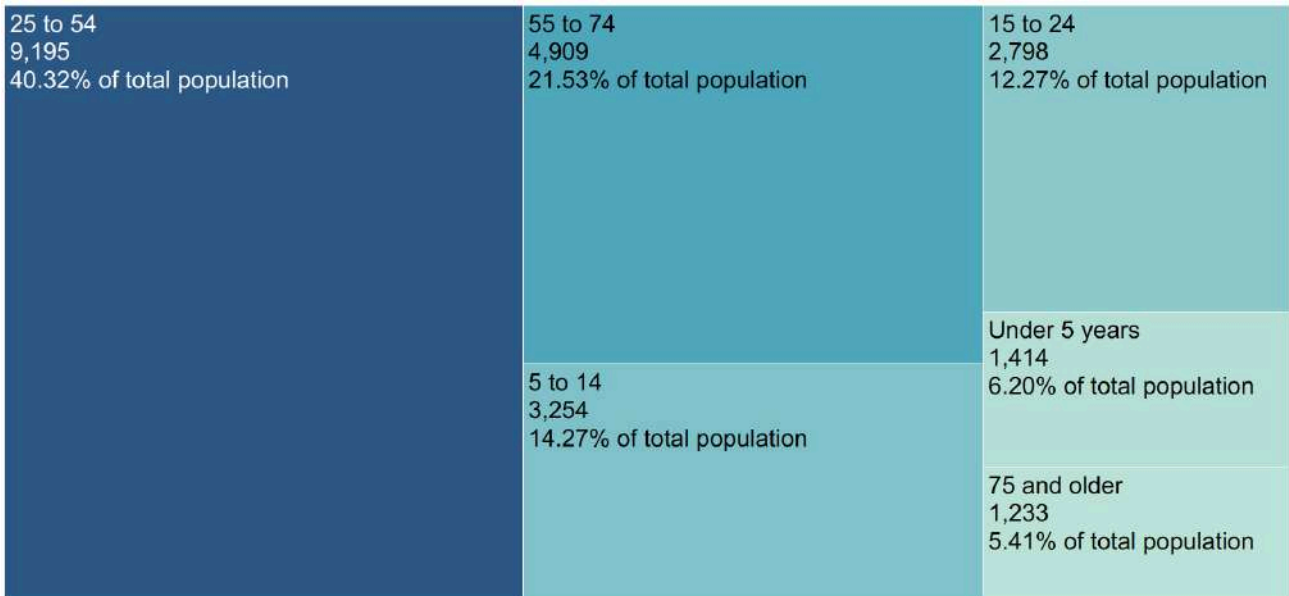
Sources: U.S. Census American Community Survey 5-year Estimates

Plaquemines Parish

Population



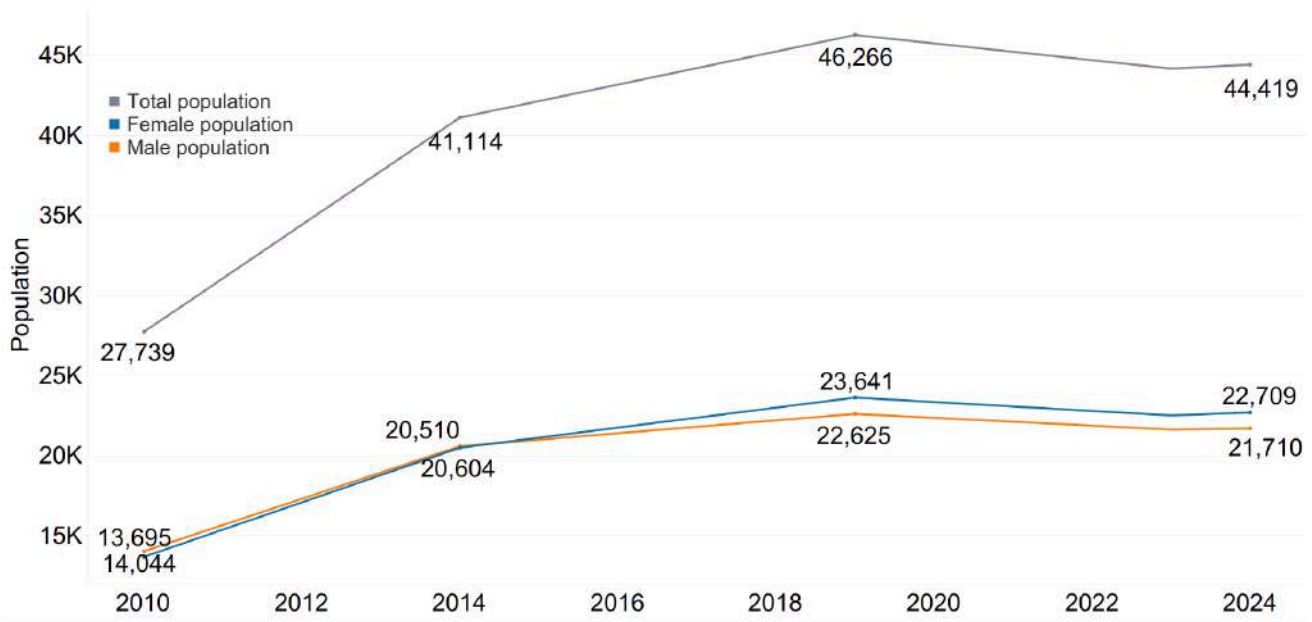
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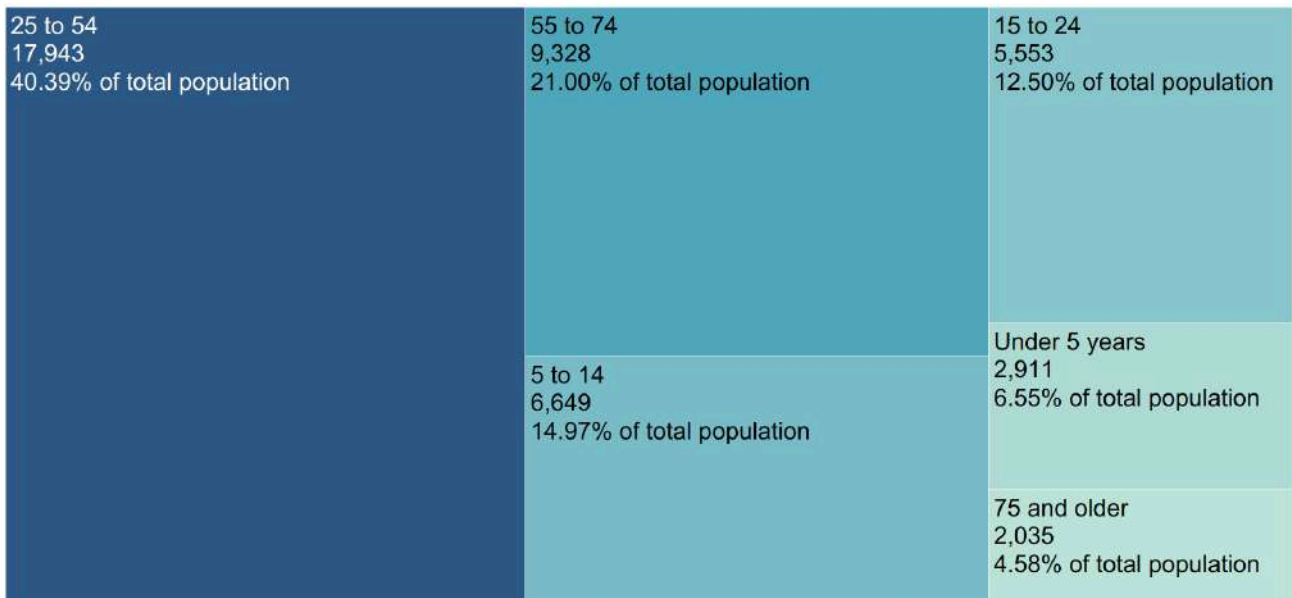
Sources: U.S. Census American Community Survey 5-year Estimates

St. Bernard Parish

Population



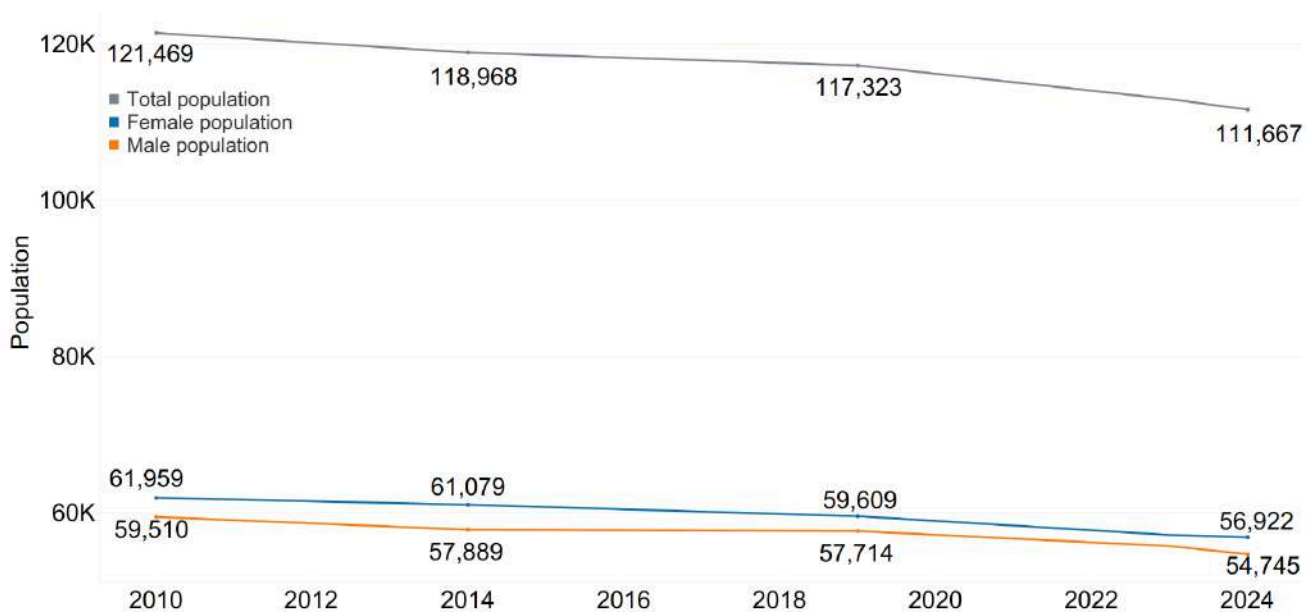
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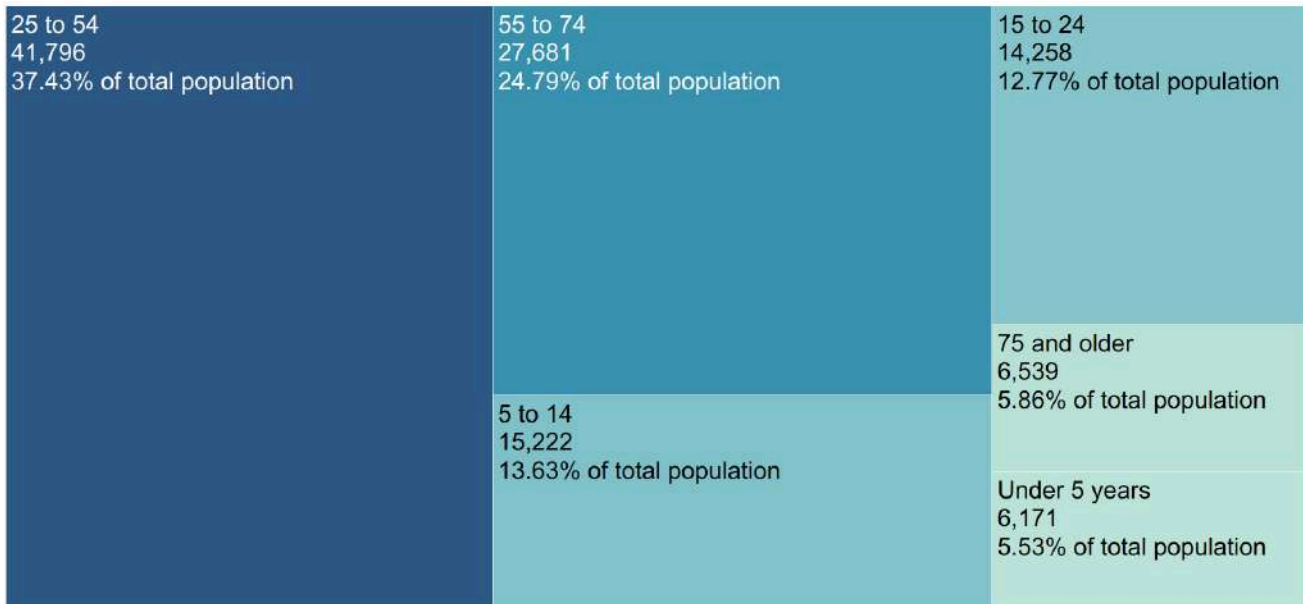
Sources: U.S. Census American Community Survey 5-year Estimates

River Parishes (St. Charles, St. James, St. John the Baptist)

Population



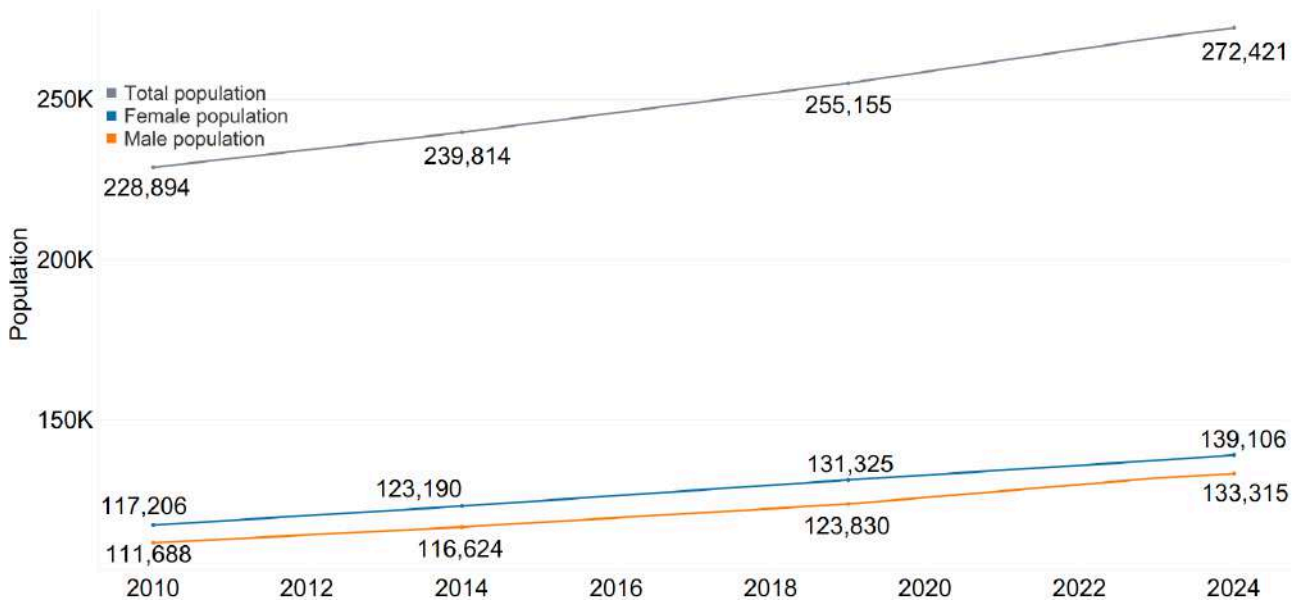
Age Composition: 2024



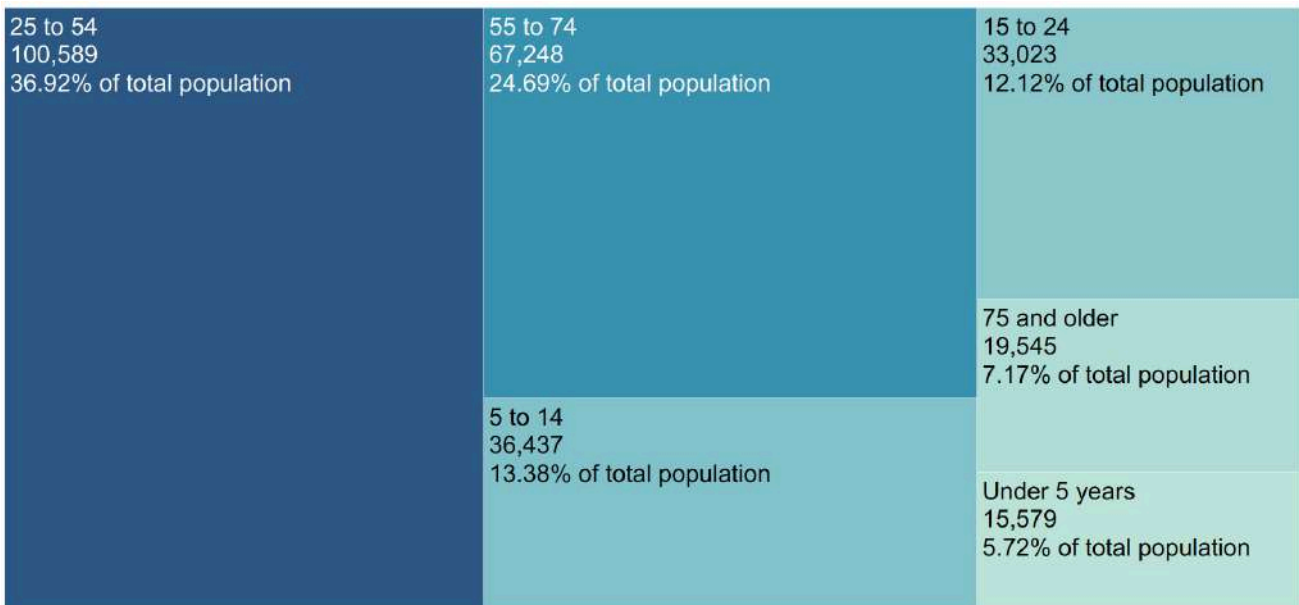
Sources: U.S. Census American Community Survey 5-year Estimates

St. Tammany Parish

Population



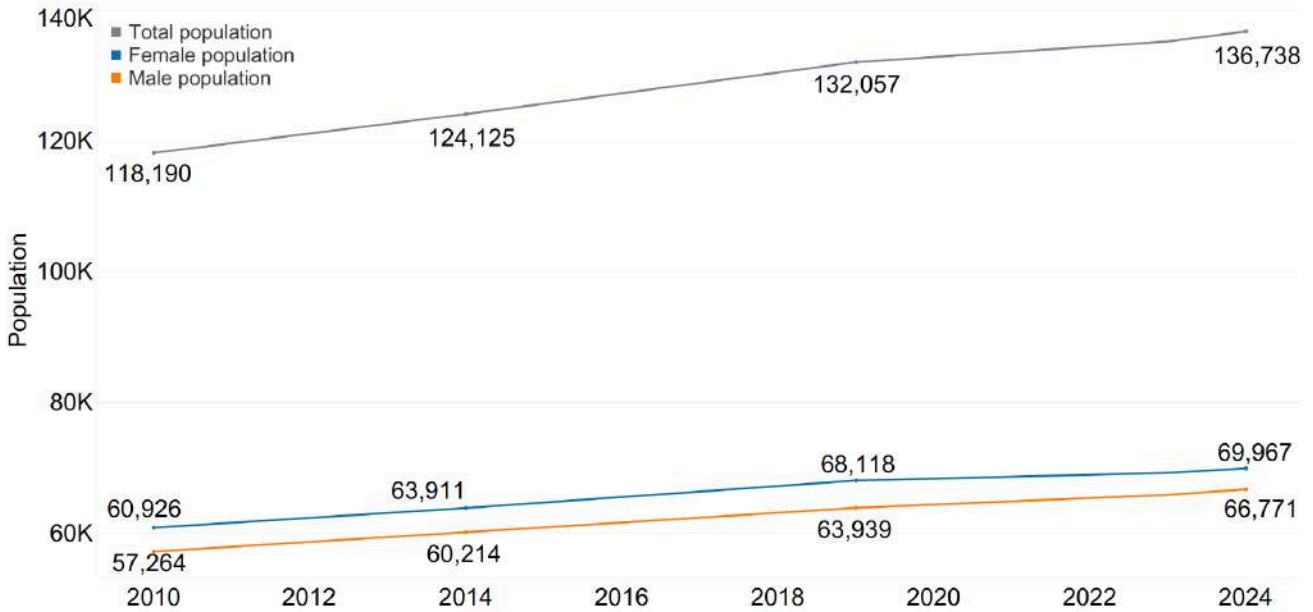
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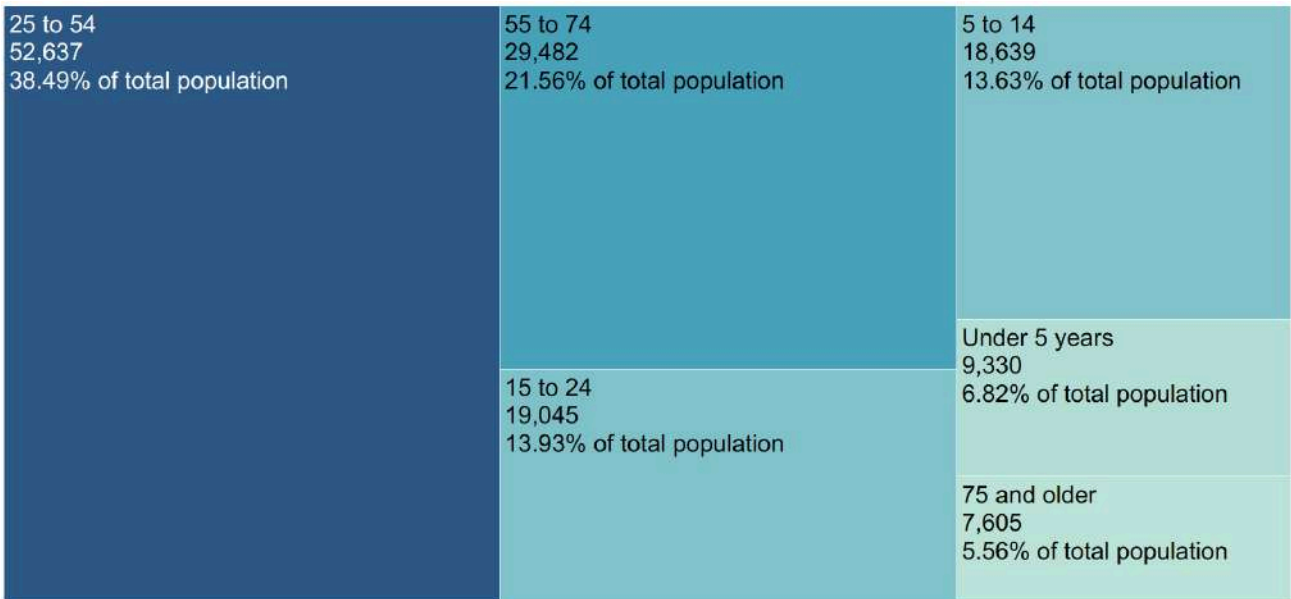
Sources: U.S. Census American Community Survey 5-year Estimates

Tangipahoa Parish

Population



Age Composition: 2024



Sources: U.S. Census American Community Survey 5-year Estimates

Labor Market Profile

Employment trends suggest that the regional labor market has largely stabilized despite some softening in 2025 Q3. Total employment in the region reached 582,353 in 2025 Q3. Those levels indicate a regional economy that is still operating below its long-run pre-Katrina scale, but one that has maintained a relatively steady employment base.

New Orleans- Metairie MSA

Total employment in the New Orleans-Metairie MSA has declined substantially from 535,547 in 2004 to 438,018 in 2025 Q3. Recently due to population shifts away from the urban core, and difficulty fully replacing employment losses in legacy sectors. The data show little evidence of strong near-term acceleration, suggesting that employment in the metro is currently plateauing.

St. Tammany Parish

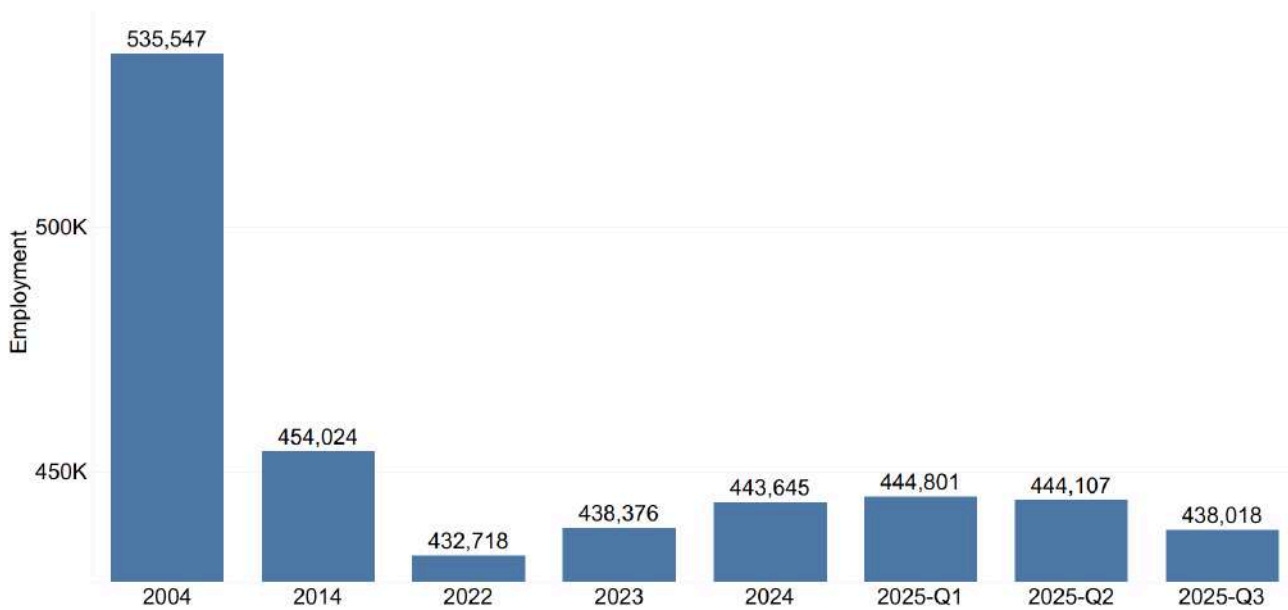
St. Tammany Parish has experienced sustained employment growth over the past two decades and remains one of the strongest labor markets in the broader southeast Louisiana region. Total employment rose from 66,608 in 2004 to 97,537 in 2025 Q3. The pace of growth has been especially strong in the post-2014 period, consistent with the parish's role as a major suburban growth center. The 2025 quarterly figures suggest continued labor market strength, with only minor quarter-to-quarter variation and no meaningful sign of reversal.

Tangipahoa Parish

Tangipahoa Parish has seen steady employment growth, rising from 36,454 in 2004 to 46,798 in 2025 Q3. Employment gains have been gradual but consistent, tracking closely with the parish's longer-run population growth and increasing importance as a residential and economic hub along the I-55 corridor. Overall, the 2025 data indicate that Tangipahoa continues to sustain a larger and more resilient employment base, likely supported by growth in logistics, retail, health care, education, and other service-oriented sectors.

New Orleans Metro Area

Total Employment



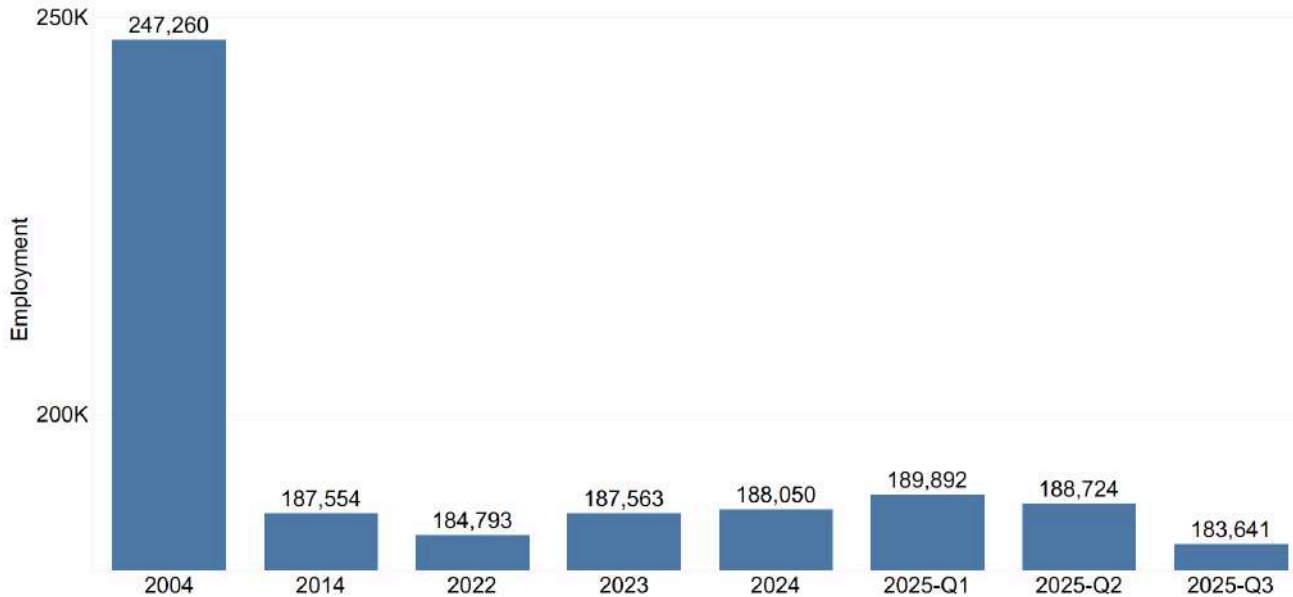
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	61,676	61,083	57,768	58,650
Administrative/support & waste management/remediation services	34,768	29,385	28,027	27,623
Agriculture, Forestry, Fishing and Hunting	548	412	569	511
Arts, Entertainment, and Recreation	13,004	9,750	10,067	10,783
Construction	26,838	25,645	22,266	24,651
Educational Services	11,663	16,700	20,514	20,607
Finance and Insurance	20,431	15,233	13,470	13,327
Health Care and Social Assistance	52,892	49,678	62,092	64,222
Information	9,127	7,179	6,043	6,159
Management of Companies and Enterprises	7,178	6,381	5,509	5,582
Manufacturing	39,282	27,148	26,703	26,489
Mining, Quarrying, and Oil and Gas Extraction	8,395	6,091	2,043	1,817
Other Services (except Public Administration)	15,748	12,268	12,517	12,690
Professional, Scientific, and Technical Services	25,878	28,011	27,230	26,800
Real Estate and Rental and Leasing	9,970	7,605	7,504	7,552
Retail Trade	57,536	49,064	44,596	43,833
Transportation and Warehousing	22,924	22,693	21,864	21,743
Utilities	2,466	1,943	1,493	1,447
Wholesale Trade	23,633	18,751	16,237	16,042

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

Orleans Parish

Total Employment



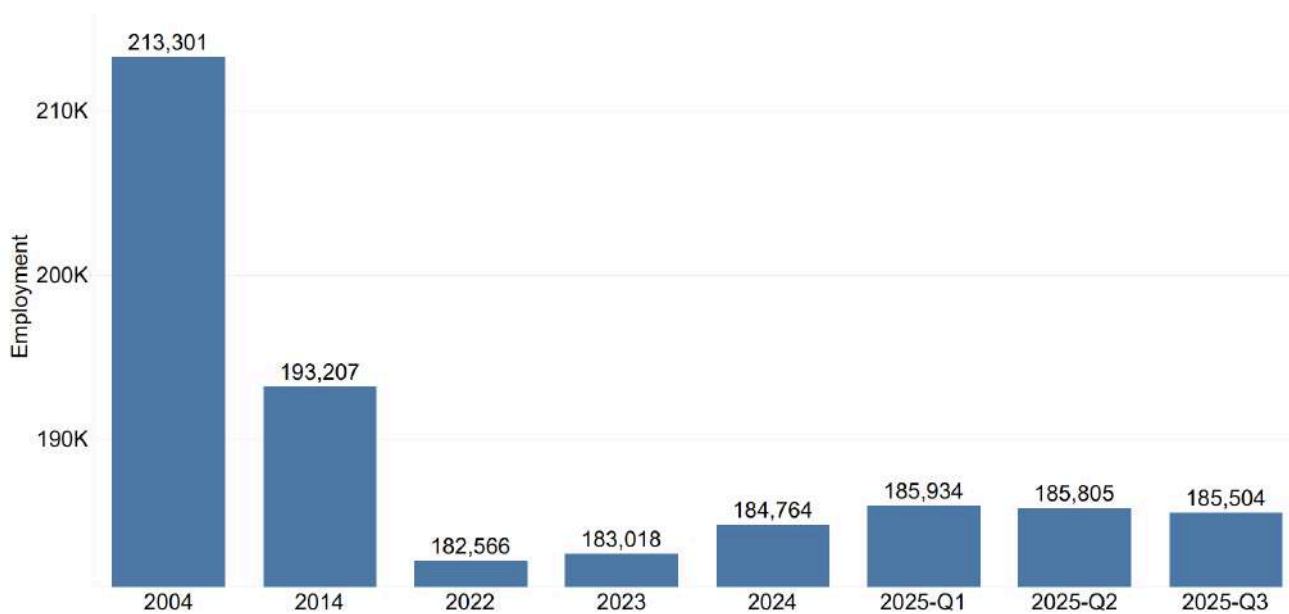
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	35,297	35,927	35,382	36,213
Administrative/support & waste management/remediation services	15,451	10,679	10,875	10,522
Agriculture, Forestry, Fishing and Hunting	68	70	271	235
Arts, Entertainment, and Recreation	7,658	5,236	5,602	5,928
Construction	6,226	5,655	3,852	3,917
Educational Services	9,497	15,021	17,561	17,598
Finance and Insurance	9,594	5,543	4,936	4,894
Health Care and Social Assistance	25,726	20,575	25,296	24,943
Information	5,022	3,625	3,611	3,700
Management of Companies and Enterprises	4,579	2,607	2,117	1,992
Manufacturing	7,647	4,102	4,815	4,530
Mining, Quarrying, and Oil and Gas Extraction	4,217	2,542	1,162	933
Other Services (except Public Administration)	7,500	5,528	5,341	5,562
Professional, Scientific, and Technical Services	13,924	15,051	14,631	14,384
Real Estate and Rental and Leasing	3,551	2,633	2,887	2,897
Retail Trade	18,901	14,493	13,192	13,060
Transportation and Warehousing	10,452	7,691	6,348	6,311
Utilities	1,008	238	255	253
Wholesale Trade	6,306	3,785	3,352	3,230

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

Jefferson Parish

Total Employment



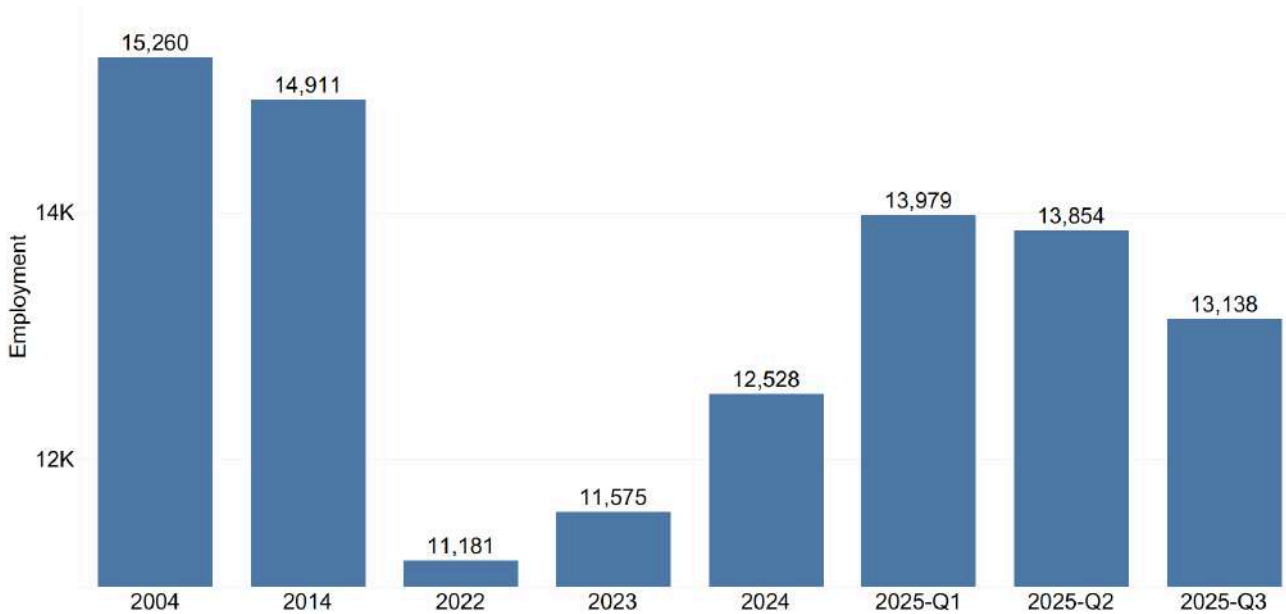
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	21,607	20,540	18,452	18,293
Administrative/support & waste management/remediation services	15,884	15,753	13,874	13,472
Agriculture, Forestry, Fishing and Hunting	85	44	53	40
Arts, Entertainment, and Recreation	4,491	3,778	3,707	4,173
Construction	13,433	12,532	11,198	11,221
Educational Services	1,724	1,155	2,452	2,467
Finance and Insurance	9,547	8,765	7,623	7,518
Health Care and Social Assistance	21,709	25,085	32,683	34,973
Information	3,672	3,301	2,265	2,287
Management of Companies and Enterprises	2,187	3,059	2,805	2,908
Manufacturing	18,201	10,037	8,573	8,569
Mining, Quarrying, and Oil and Gas Extraction	2,087	1,248	220	174
Other Services (except Public Administration)	6,583	5,548	5,973	5,930
Professional, Scientific, and Technical Services	10,360	10,757	10,550	10,519
Real Estate and Rental and Leasing	4,866	3,630	3,853	3,894
Retail Trade	31,497	28,510	25,393	24,817
Transportation and Warehousing	7,914	8,184	8,561	8,595
Utilities	583	512	275	285
Wholesale Trade	13,479	10,220	9,540	9,505

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

Plaquemines Parish

Total Employment



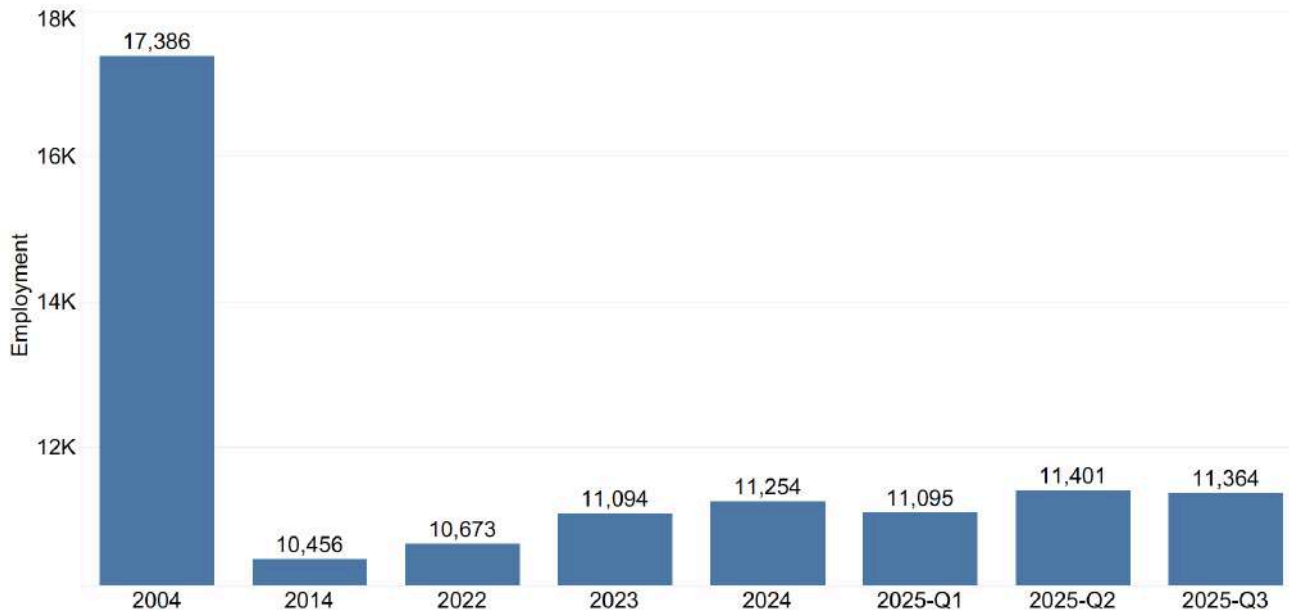
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	892	859	541	565
Administrative/support & waste management/remediation services	490	729	558	770
Agriculture, Forestry, Fishing and Hunting	50	75	58	56
Arts, Entertainment, and Recreation	43	92	172	88
Construction	1,755	1,212	838	1,239
Educational Services	153	247	302	282
Finance and Insurance	129	91	80	83
Health Care and Social Assistance	545	336	480	502
Information	62	12	5	3
Management of Companies and Enterprises	86	10	1	3
Manufacturing	1,933	1,710	2,000	2,202
Mining, Quarrying, and Oil and Gas Extraction	1,757	1,598	483	542
Other Services (except Public Administration)	271	302	275	294
Professional, Scientific, and Technical Services	278	373	550	460
Real Estate and Rental and Leasing	614	665	231	231
Retail Trade	653	575	575	581
Transportation and Warehousing	1,733	2,262	1,751	2,022
Utilities	87	373	85	89
Wholesale Trade	736	934	738	685

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

St. Bernard Parish

Total Employment



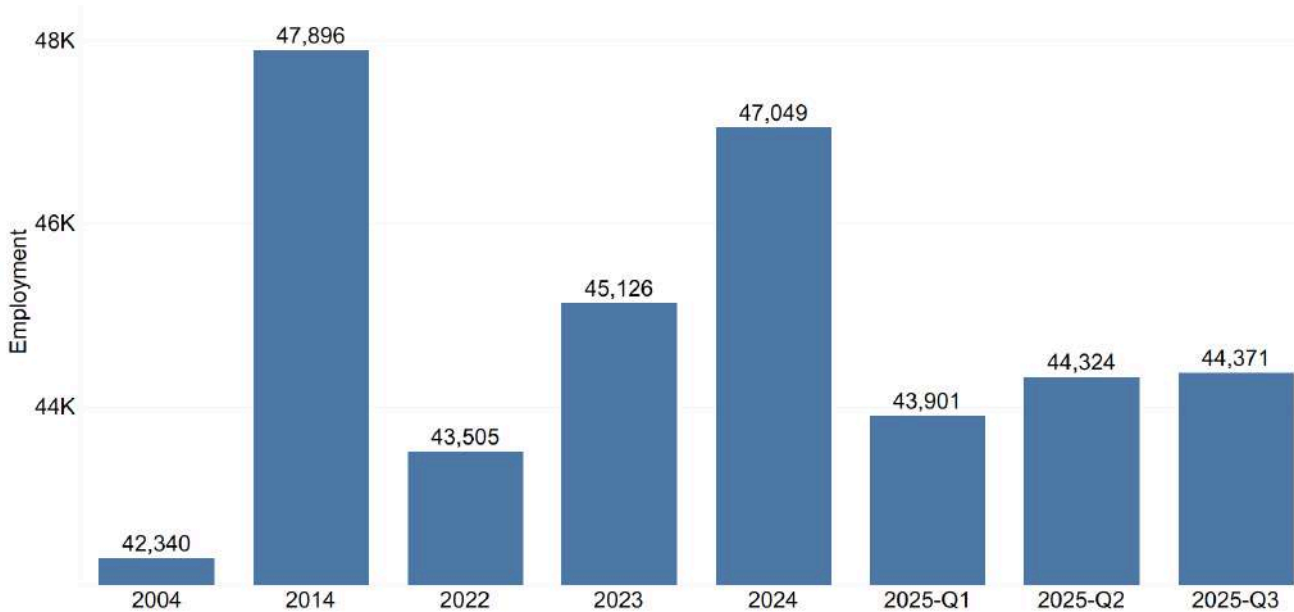
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	1,669	1,229	1,151	1,265
Administrative/support & waste management/remediation services	294	214	415	381
Agriculture, Forestry, Fishing and Hunting	42	1	22	23
Arts, Entertainment, and Recreation	307	116	143	148
Construction	1,422	943	1,093	1,114
Educational Services	61	34	25	28
Finance and Insurance	412	153	169	164
Health Care and Social Assistance	2,630	1,011	926	964
Information	117	60	51	52
Management of Companies and Enterprises	97	122	85	81
Manufacturing	1,799	1,386	1,767	1,801
Mining, Quarrying, and Oil and Gas Extraction	29	12	14	11
Other Services (except Public Administration)	764	164	203	196
Professional, Scientific, and Technical Services	334	155	241	225
Real Estate and Rental and Leasing	206	149	62	57
Retail Trade	2,649	1,523	1,723	1,693
Transportation and Warehousing	594	614	658	618
Utilities	36	33	20	18
Wholesale Trade	436	354	141	152

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

River Parishes (St. Charles, St. James, St. John the Baptist)

Total Employment



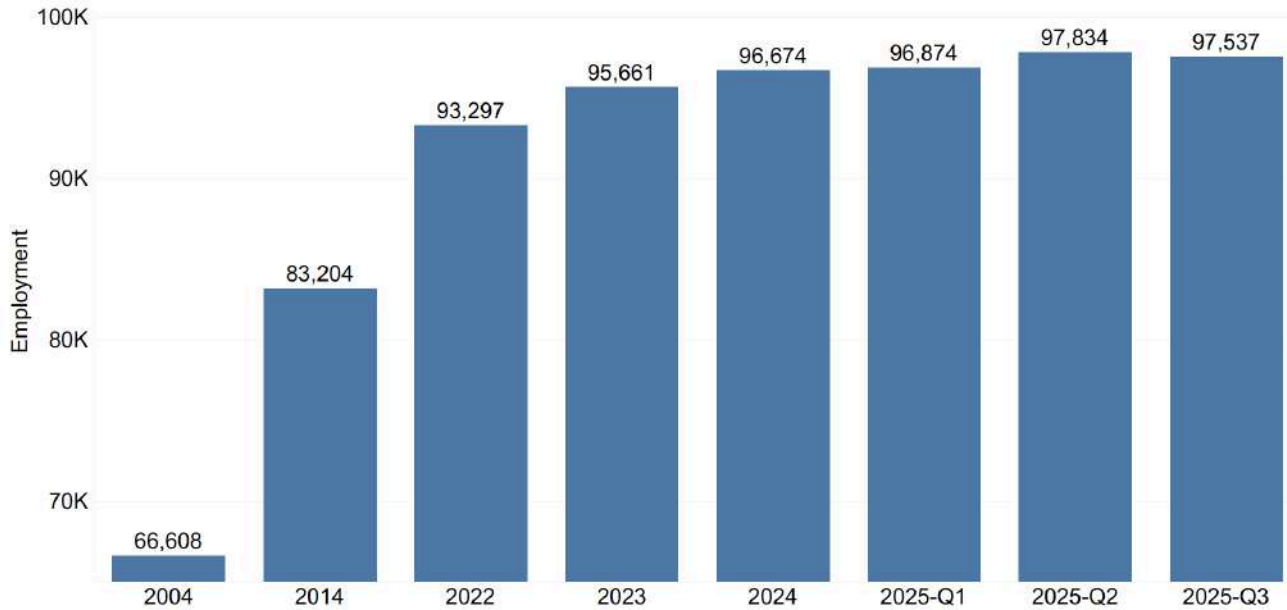
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	2,210	2,529	2,243	2,313
Administrative/support & waste management/remediation services	2,649	2,011	2,305	2,477
Agriculture, Forestry, Fishing and Hunting	303	222	165	159
Arts, Entertainment, and Recreation	505	528	443	446
Construction	4,001	5,302	5,285	7,160
Educational Services	228	243	173	233
Finance and Insurance	749	681	662	668
Health Care and Social Assistance	2,282	2,672	2,707	2,840
Information	254	182	111	118
Management of Companies and Enterprises	228	584	501	598
Manufacturing	9,702	9,912	9,547	9,387
Mining, Quarrying, and Oil and Gas Extraction	304	692	165	158
Other Services (except Public Administration)	631	726	725	710
Professional, Scientific, and Technical Services	982	1,674	1,258	1,212
Real Estate and Rental and Leasing	733	529	472	473
Retail Trade	3,837	3,964	3,713	3,682
Transportation and Warehousing	2,231	3,942	4,546	4,197
Utilities	752	787	857	803
Wholesale Trade	2,675	3,458	2,466	2,469

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

St. Tammany Parish

Total Employment



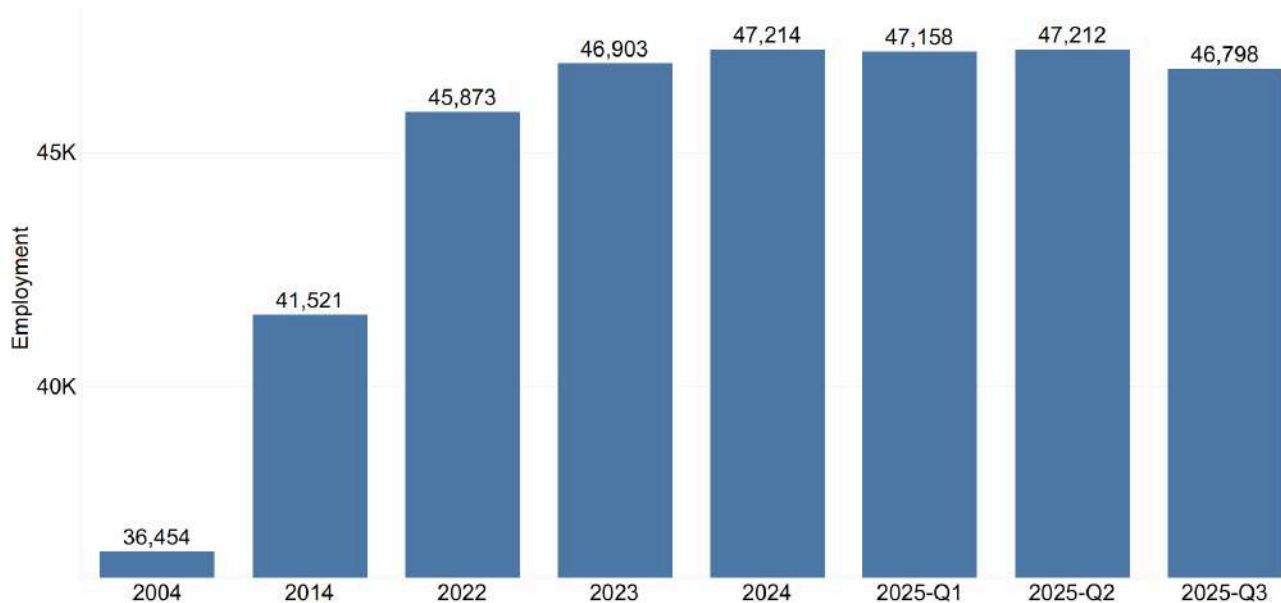
Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	7,644	10,447	11,861	12,195
Administrative/support & waste management/remediation services	2,030	3,522	4,090	4,185
Agriculture, Forestry, Fishing and Hunting	137	131	123	114
Arts, Entertainment, and Recreation	1,012	1,482	1,797	1,908
Construction	4,168	4,679	5,874	5,611
Educational Services	764	1,012	1,386	1,400
Finance and Insurance	2,323	2,816	3,390	3,344
Health Care and Social Assistance	8,707	11,543	14,670	15,365
Information	1,180	843	915	923
Management of Companies and Enterprises	950	1,197	1,280	1,420
Manufacturing	1,924	3,791	3,284	3,269
Mining, Quarrying, and Oil and Gas Extraction	205	1,771	919	734
Other Services (except Public Administration)	1,736	2,211	2,782	2,863
Professional, Scientific, and Technical Services	3,103	4,275	5,861	6,247
Real Estate and Rental and Leasing	1,130	984	1,087	1,057
Retail Trade	11,722	13,159	13,249	12,989
Transportation and Warehousing	1,774	1,768	3,304	3,396
Utilities	322	255	244	243
Wholesale Trade	2,660	3,726	4,322	4,264

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

Tangipahoa Parish

Total Employment



Industrial Composition

	2004	2014	2023	2024
Accommodation and Food Services	3,578	4,434	5,762	5,918
Administrative/support & waste management/remediation services	1,090	971	1,957	1,878
Agriculture, Forestry, Fishing and Hunting	186	167	155	140
Arts, Entertainment, and Recreation	191	374	389	381
Construction	1,208	1,192	1,816	1,863
Educational Services	139	282	420	455
Finance and Insurance	770	1,316	1,103	1,111
Health Care and Social Assistance	3,503	6,079	6,917	7,001
Information	602	426	326	347
Management of Companies and Enterprises	183	301	310	308
Manufacturing	2,886	2,572	2,873	2,857
Mining, Quarrying, and Oil and Gas Extraction	55	92	218	191
Other Services (except Public Administration)	1,099	1,405	952	948
Professional, Scientific, and Technical Services	715	991	1,467	1,472
Real Estate and Rental and Leasing	281	379	447	491
Retail Trade	5,716	6,675	6,861	6,670
Transportation and Warehousing	1,440	1,957	2,307	2,304
Utilities	172	283	175	174
Wholesale Trade	2,097	1,755	1,984	1,973

Sources: U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages

New Orleans Metro

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New Orleans Metro

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New Orleans Metro

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 - New Orleans Metro: Retail Facilities: Description of Classes.
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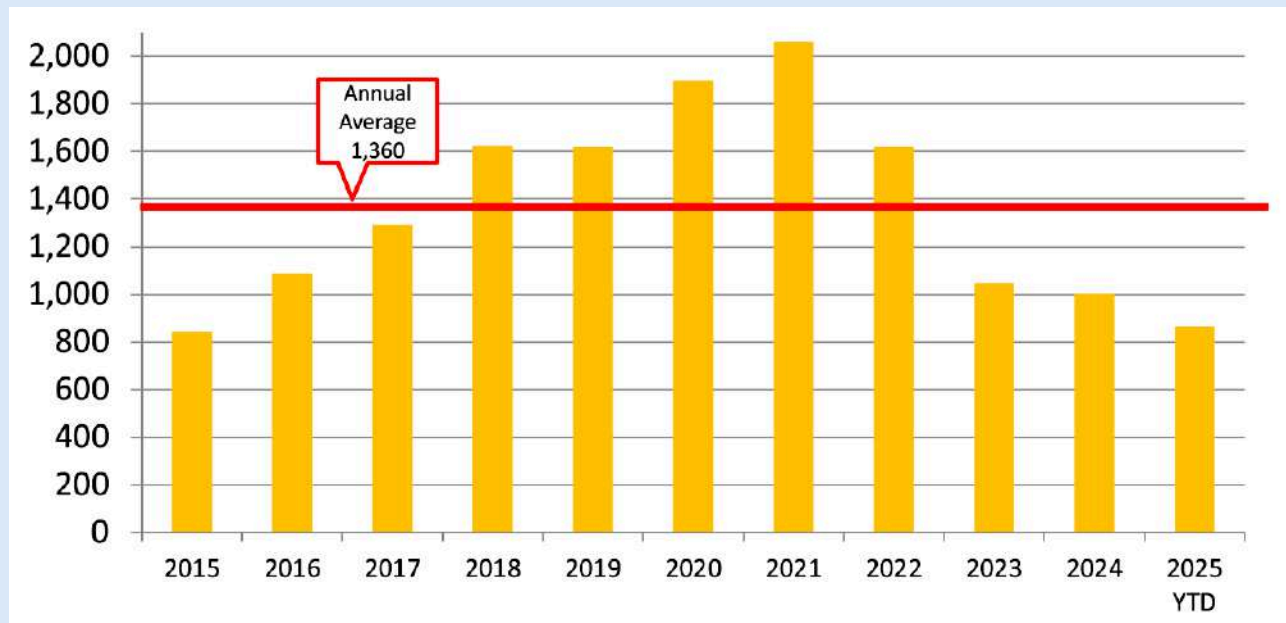
Office Market Occupancy and Rent Trends

- New Orleans Metro. 86
 - New Orleans Metro: Office Buildings: Description of Classes.
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Residential Construction

Single-family New Construction

Graph 2-1: Metropolitan New Orleans Single Family Permits



- New home construction in the New Orleans region slowed in 2025, as new construction permits decreased by 13.1% to 866. The slowdown was due in part to high interest rates and insurance costs, as well as economic uncertainty (labor and materials costs, tariffs) and local regulatory restrictions and costs.
- Orleans Parish permits fell by 15.8%, from 202 in 2024 to 170 in 2025.
- Jefferson Parish had the largest number of new construction permits issued at 400 although number of permits dropped by 12.1% from 2024.

Only two metro parishes had increases in the number of permits issued over 2024, St. Charles (by 17.6%) and St. James (by 1.6%).

Table 2-1: Single Family Residential Building Permits – New Orleans Metropolitan Area

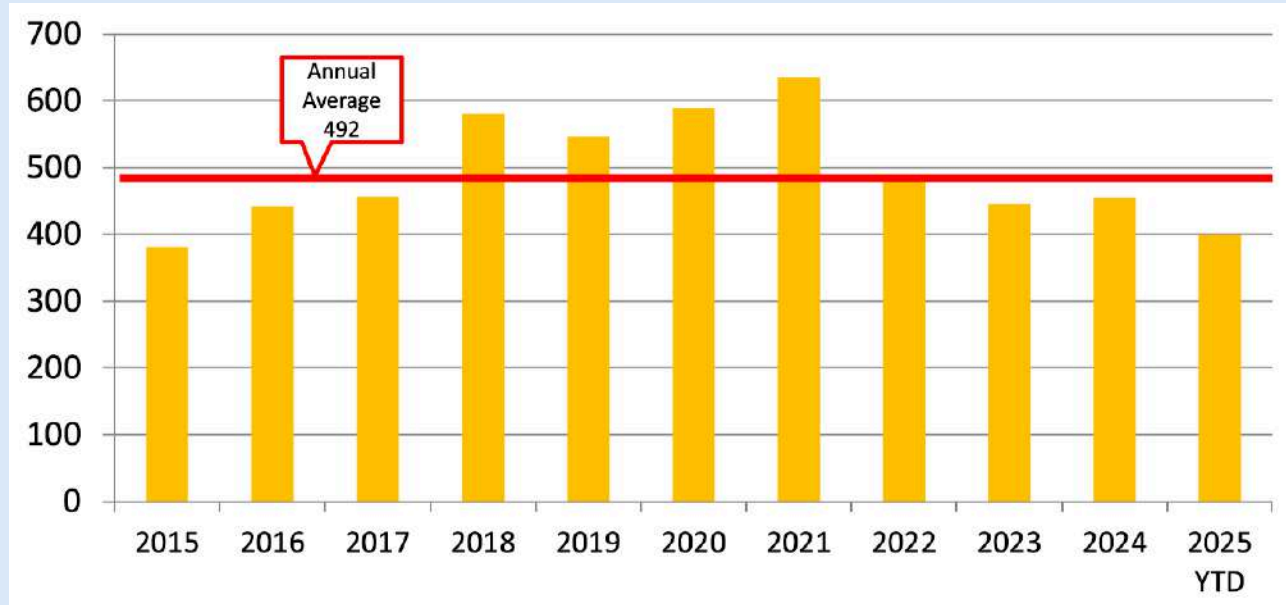
Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	YTD 2025
New Orleans Metro											
Jefferson	390	442	457	581	547	590	635	482	446	455	400
Orleans	127	280	447	524	558	621	716	615	249	202	170
Plaquemines	44	51	45	48	84	112	126	76	96	80	33
St. Bernard	79	107	112	178	194	302	288	176	72	68	63
St. Charles	129	124	130	183	122	138	163	142	82	74	87
St. James	43	41	55	63	38	49	52	71	60	64	65
St. John	32	42	46	47	75	86	82	57	42	61	48
New Orleans Metro Total	844	1,087	1,292	1,624	1,618	1,898	2,062	1,619	1,047	1,004	866

Area	Change										
	2015 -2016	2016 -2017	2017 -2018	2018 -2019	2019 -2020	2020 -2021	2021 -2022	2022 -2023	2023 -2024	2024 -2025	
New Orleans Metro											
Jefferson	52	15	124	(34)	43	45	(153)	(36)	9	(55)	
Orleans	153	167	77	34	63	95	(101)	(366)	(47)	(32)	
Plaquemines	7	(6)	3	36	28	14	(50)	20	(16)	(47)	
St. Bernard	28	5	66	16	108	(14)	(112)	(104)	(4)	(5)	
St. Charles	(5)	6	53	(61)	16	25	(21)	(60)	(8)	13	
St. James	(2)	14	8	(25)	11	3	19	(11)	4	1	
St. John	10	4	1	28	11	(4)	(25)	(15)	19	(13)	
New Orleans Metro Total	243	205	332	(6)	280	164	(443)	(572)	(43)	(138)	

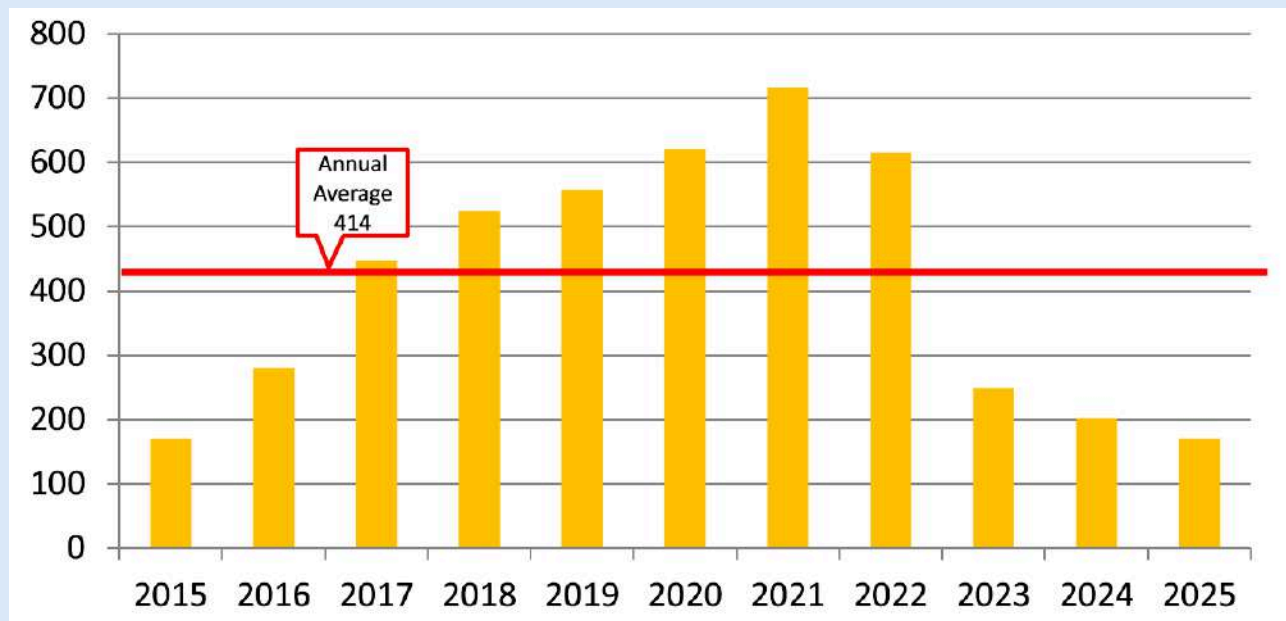
Source: U. S. Census Bureau: Residential Building Permits

Monthly and year to date (YTD) data is not collected from as many parishes and places as is data for the annual series. For this reason, use caution when comparing year to date data with annual data. The data not available for parishes indicated by NA.

Graph 2-2: Jefferson Parish Single Family Permits



Graph 2-3: Orleans Parish Single Family Permits



Multi-family New Construction

Table 2-2: Multi-Family Residential Building Permits – New Orleans Metropolitan Area

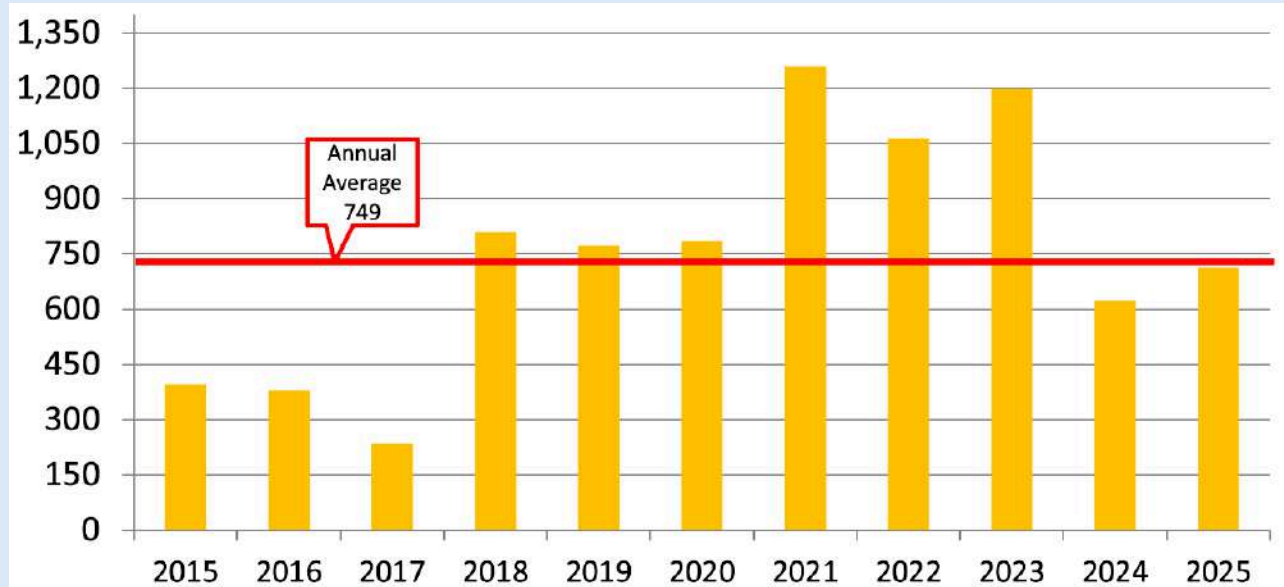
Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	YTD 2025
New Orleans Metro											
Jefferson	10	152	23	18	0	4	360	2	329	63	6
Orleans	369	223	213	779	748	739	860	1,007	818	508	628
Plaquemines	12	2	0	0	7	0	0	6	8	8	14
St. Bernard	0	0	0	0	14	38	36	48	42	44	52
St. Charles	5	2	0	13	0	0	0	0	0	0	2
St. James	0	0	0	0	4	4	4	0	0	0	0
St. John	0	0	0	0	0	0	0	0	2	0	12
New Orleans Metro Total	396	379	236	810	773	785	1,260	1,063	1,199	623	714

Area	2015 -2016	2016 -2017	2017 -2018	2018 -2019	2019 -2020	2020 -2021	2021 -2022	2022 -2023	2023 -2024	2024 -2025
New Orleans Metro										
Jefferson	142	(129)	(5)	(18)	4	356	(358)	327	NA	(57)
Orleans	(146)	(10)	566	(31)	(9)	121	147	(189)	(310)	120
Plaquemines	(10)	(2)	0	7	(7)	0	6	2	0	6
St. Bernard	0	0	0	14	24	(2)	12	(6)	2	8
St. Charles	(3)	(2)	13	(13)	0	0	0	0	0	2
St. James	0	0	0	4	0	0	(4)	0	0	0
St. John	0	0	0	0	0	0	0	2	(2)	12
New Orleans Metro Total	(17)	(143)	574	(37)	12	475	(197)	136	(576)	91

Source: U. S. Census Bureau: Residential Building Permits

Monthly and year to date (YTD) data is not collected from as many parishes and places as is data for the annual series. For this reason, use caution when comparing year to date data with annual data. The data not available for parishes indicated by NA.

Graph 2-4: Multi-Family Residential Building Permits – New Orleans Metropolitan Area

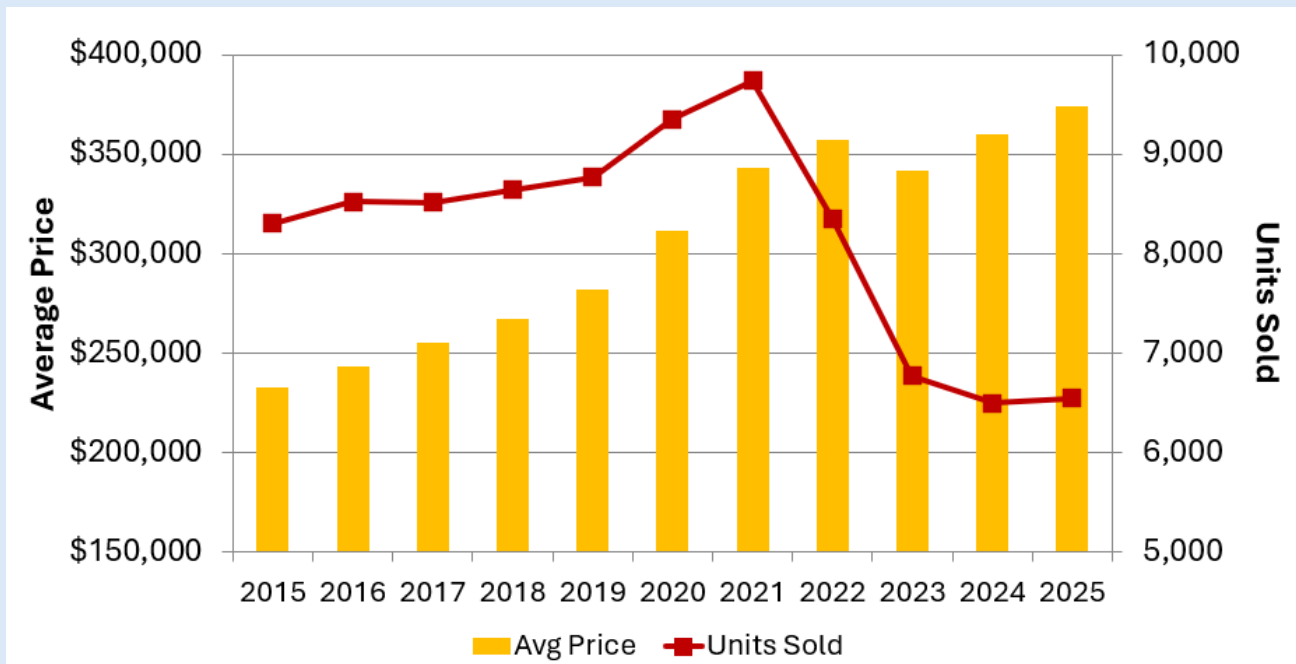


- The construction of new multi-family housing increased by 14.6% to 714 in 2025 from 623 in 2024.
- Orleans Parish had the largest share of multi-family permits at 628 in 2025.

Residential Single-Family Sales

New Orleans Metro – Single-Family

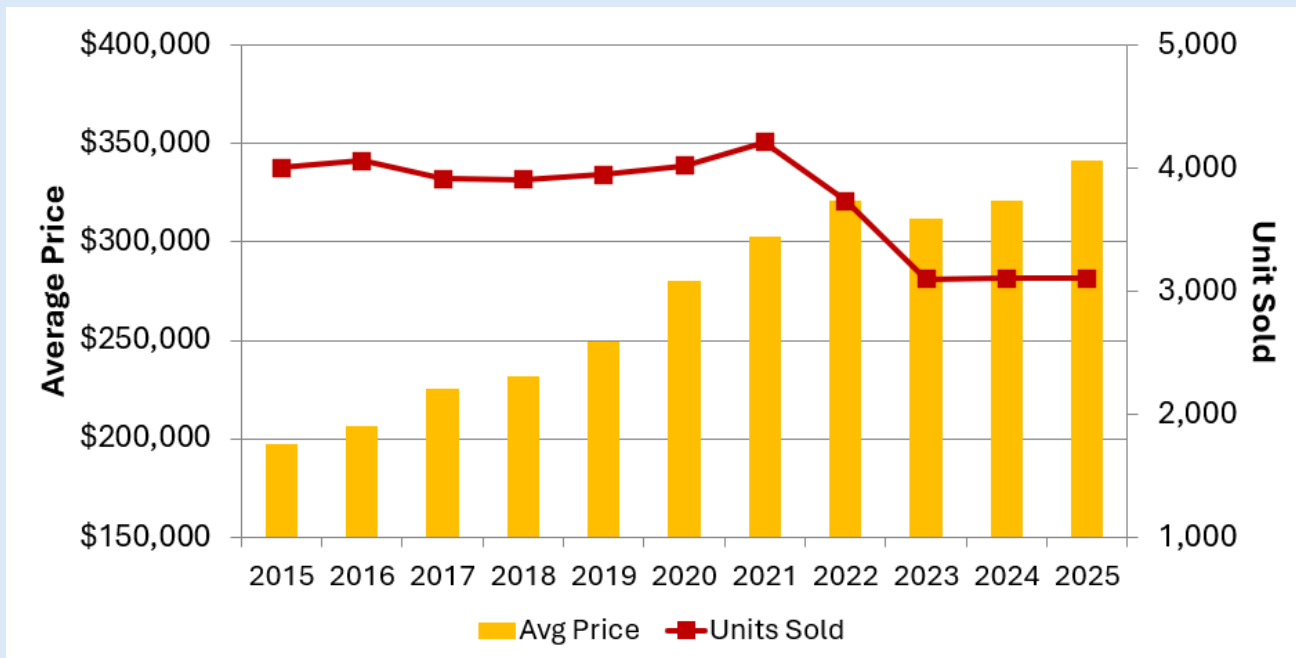
Graph 3-1: New Orleans Metro Area, Single Family Average Price and Units Sold



- The number of homes sold in the metro ticked up slightly in 2025. Between 2024 and 2025, sales increased 0.82% from 6,493 units to 6,546 units.
- Average sales price increased by 3.9% in 2025 to \$373,859, up from \$359,795 in 2024.
- Five out of the seven parishes in the metro area experienced increases in average sales price.
- Plaquemines Parish had the largest increase in average sales price in the metro at 12% in 2025 to \$402,265, despite a 44 unit (23%) decrease in the number of homes sold.
- St. James Parish had the largest average sales price decrease of 5.8% from \$207,784 in 2024 to \$195,652 in 2025.
- St. Charles Parish was one of five parishes in the metro with an increase in number of homes sold for 2025, reflecting the largest increase (7.65%) in the number of units sold over 2024 (from 366 to 394 homes).
- Metro average sales price per square foot increased from \$176 in 2024 to \$180 in 2025.
- Orleans Parish had the highest average price per square foot sold at \$210 PSF.
- Days on market in the metro increased from 60 days to 69 days in 2025.

Jefferson Parish

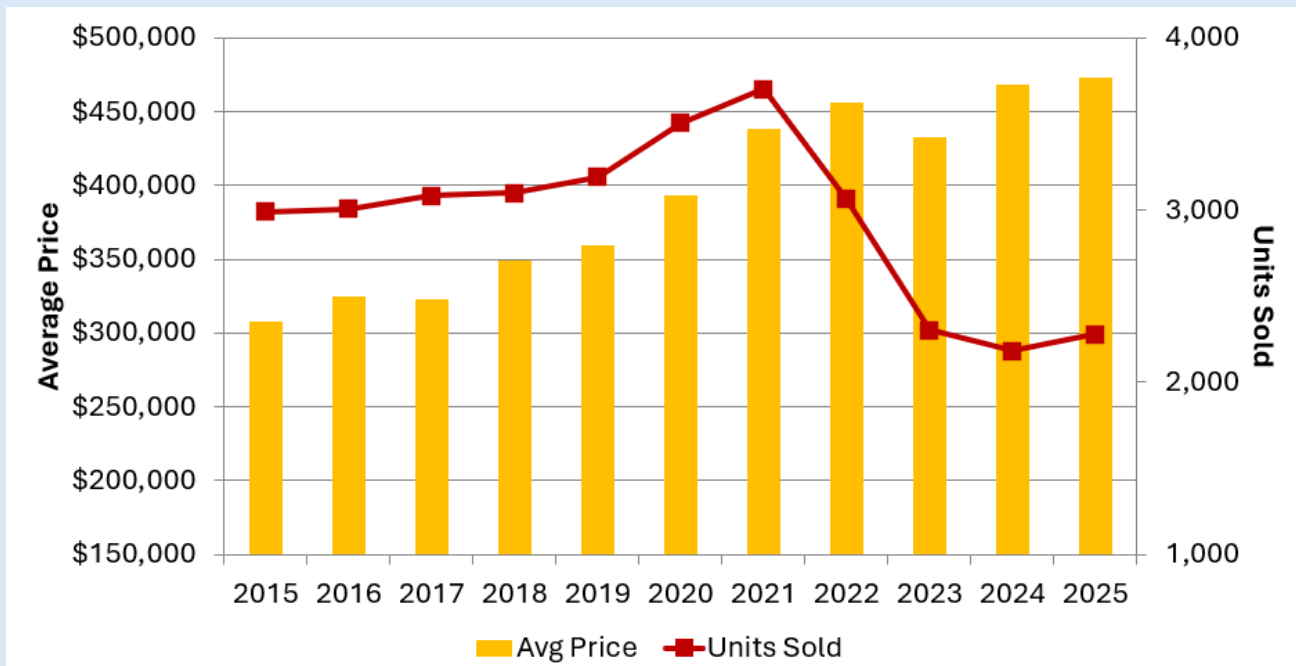
Graph 3-2: Jefferson Parish, Single Family Average Price and Units Sold



- Average sales price increased by 6.28% between 2024 and 2025 to \$341,520, up from \$321,337 in 2024.
- East Jefferson average sales price increased by 3.7% over 2024 from \$389,115 to \$403,572.
- Five of the nine zip codes on the east bank of Jefferson experienced average sales price increases in 2025, with the largest being in 70005 (Metairie) at 15.2%, followed by a nearby zip in Metairie (70003) at 5.3%, and 70065 (Kenner) at 2.6%.
- Another Metairie Zip Code (70006) reflected the largest price decrease in East Jefferson of 3.4% in 2025.
- West Jefferson’s average sales price increased by 8.3% between 2024 and 2025, from \$228,323 to \$247,183 in 2025, while units sold decreased by seventy-six over 2024 (5.8%).
 - Out of the eight zip codes on the west bank of Jefferson, 70067 (Lafitte) had the greatest increase of average sales price between 2024 and 2025, at 113.3% from \$114,264 in 2024 to \$243,762 in 2025. An increase in the number of sales in Lafitte from 11 to 18 was also indicated, although the relatively small sample size tends to skew the data.
 - The largest price decrease in West Jefferson occurred in Barataria, with a 9.7% decline from \$243,700 in 2024 to \$220,025 in 2025.

Orleans Parish

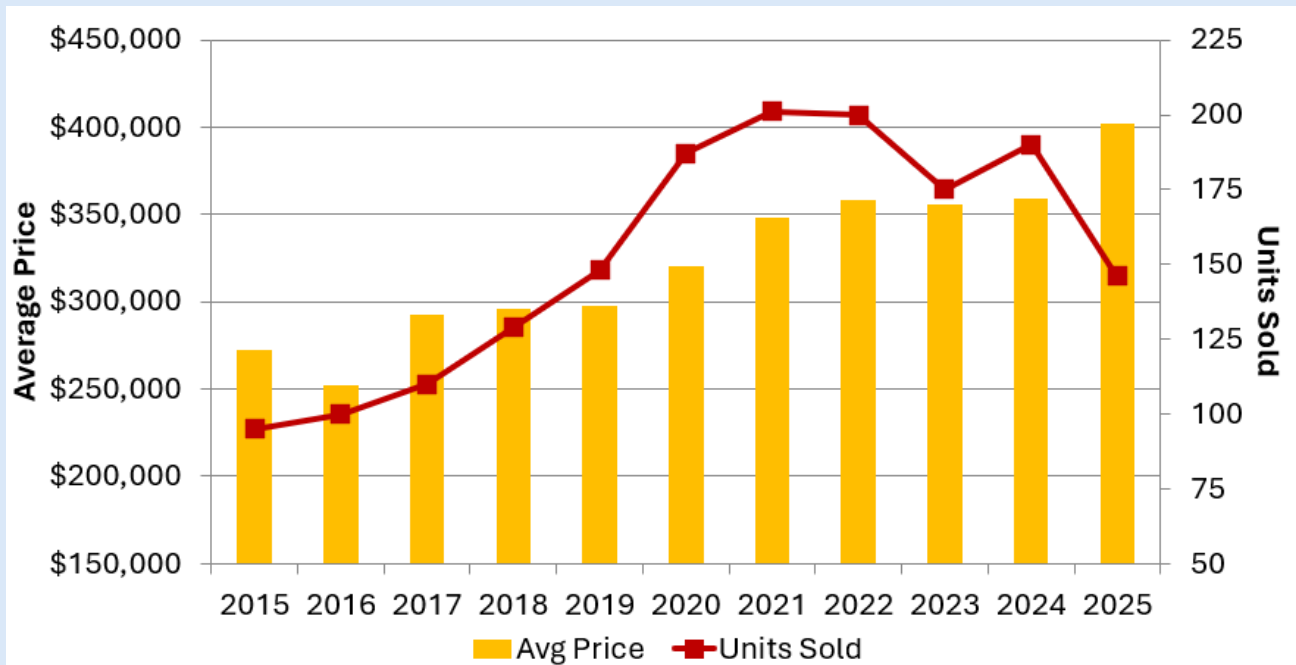
Graph 3-3: Orleans Parish, Single Family Average Price and Units Sold



- Orleans Parish showed an overall price increase of 1%, with an additional 99 sales, reflecting an increase of 4.5% over 2024 transactions.
- The Average sales price in Central Orleans Parish decreased by 2.1% to \$561,669 in 2025 versus 2024 (\$573,660), while the number of units sold increased by 165 in 2025 or by 10.9%.
- Zip code 70130 showed the largest increase on the Eastbank of 26.9% in average sales price in 2025, while 70112 (CBD/FQ) indicated an average price decline of over 20%, but only 9 sales transacted.
- Following a 6.31% increase in average sales price between 2023 and 2024, the Westbank of Orleans saw an average sales price decrease of 1.75% between 2024 to 2025 (\$278,202 down to \$273,340).
- New Orleans East experienced a decrease in average sales price of 3.4% between 2024 and 2025 following a 1.6% decrease between 2023 and 2024.
 - The 70129-zip code had the largest average sales price decrease of 22.2% from 2024 (\$217,633) to 2025 (\$169,318).

Plaquemines Parish

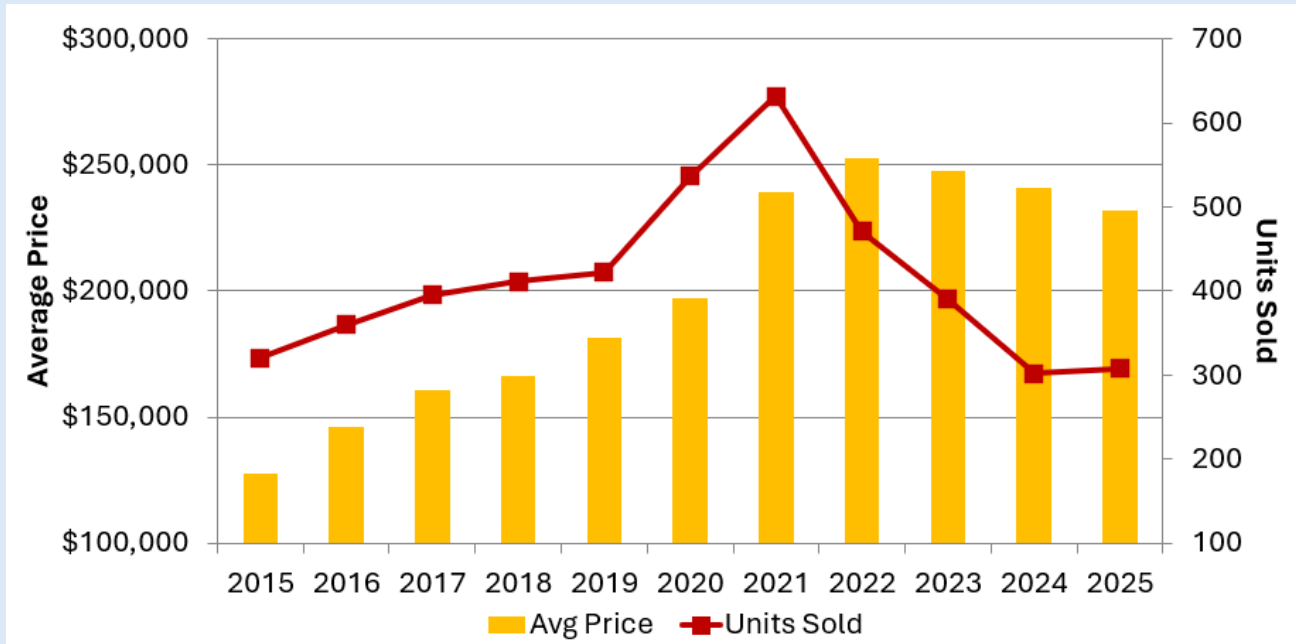
Graph 3-4: Plaquemines Parish, Single Family Average Price and Units Sold



- The parish had a relatively large increase in average sales price of 12% for 2025, with a 23% decrease in the number of transactions (190 to 146).
- Most of the home sales occurred in the 70037-zip code (Belle Chasse) at 134 units, which was down 29 units (17.8%) from 2024. Belle Chasse had the highest average sales price in the parish at \$420,879 for 2025, up from \$385,977 in 2024 (9%).

St. Bernard Parish

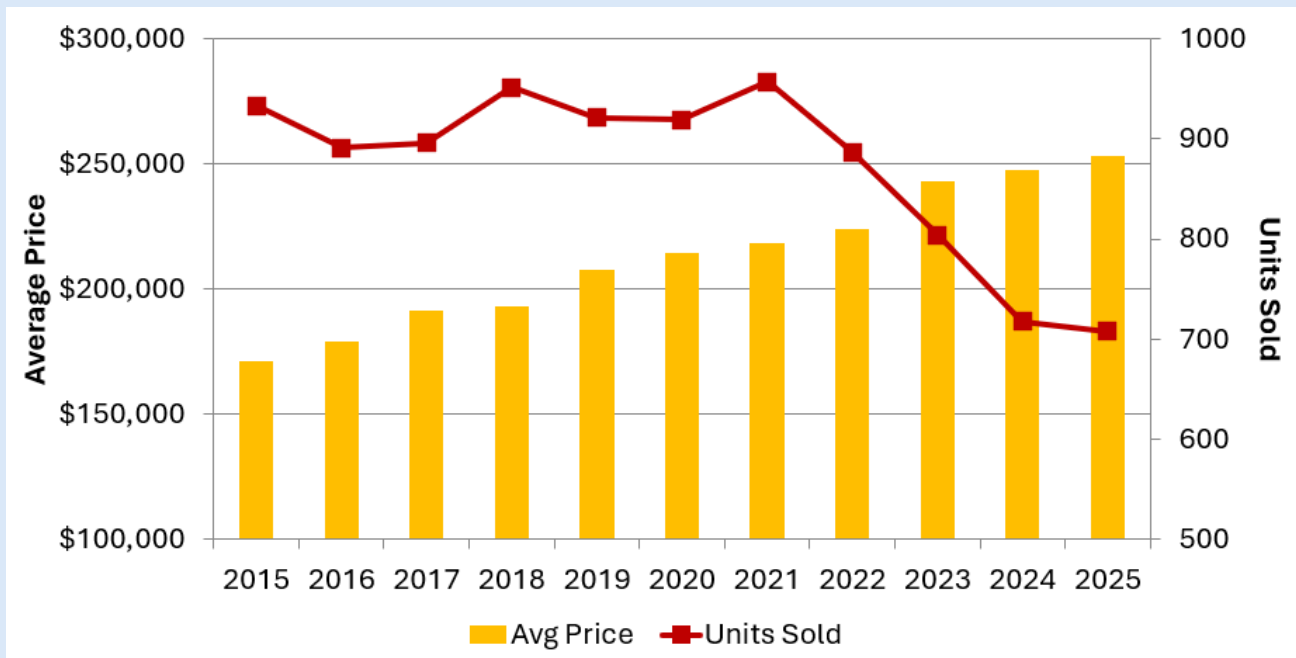
Graph 3-5: St. Bernard Parish, Single Family Average Price and Units Sold



- St. Bernard was one of the two parishes in the Metro that experienced a decline in average sales price in 2025. The average sales price fell by 3.7% from \$241,050 in 2024 to \$232,198 in 2025. The number of sales was up slightly (2%) from 302 to 308.
- The 70043 (Chalmette) zip code makes up 46% of all sales in the parish. The number of sales increased in Chalmette from 123 in 2024 to 143 in 2025, although the average sales price declined by 5% from \$239,764 in 2024 to \$227,728 in 2025.

River Parishes

Graph 3-6: River Parishes, Single Family Average Price and Units Sold



- St. Charles Parish experienced a small increase in average sale price of 0.7% for 2025.
- Average sales price increased by 1.1% on the east bank of the parish, with the 70079 (Norco) zip code having the largest increase of 3.8% for 2025.
- The Westbank side of the parish had a very modest increase in average sales price of 0.1%. With single digit home sales, zip code 70031 (Ama) showed the biggest price increase at 30%, while the 70030 (Des Allemands) zip code had the largest price decrease in 2025 at 15.5% (based on 18 sales).
- The 70070 (Luling) zip code had the largest number of home sales in the parish at 173 units in 2025. This was a 40.6% increase in the number of sales over 2024 (123).
- St. James Parish showed a 5.8% decrease in average sales price for the year 2025, with the East Bank of the parish having an overall increase of 2.4%. The 70086-zip code (St. James) reflected the largest price decrease of -45.5%, with only 4 sales noted.
- St. John the Baptist Parish had an overall increase in average sales price of 1.9% for the year, with the average price increasing to \$199,671 from \$195,872 in 2024.
 - The 70068 (LaPlace/Montz) zip code had the largest share of the market with 216 homes sold in 2025, which is a decrease of 13.3% from 2024. Average sales price in this zip code increased in 2025 by 2.9% to \$207,828.

Table 3-1: New Orleans Metro Area Single Family Home Price Trends

	Data by MLS Areas	Data by Zip Code									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<i>Jefferson</i>	\$197,229	\$206,706	\$225,610	\$231,490	\$249,377	\$280,519	\$302,614	\$320,787	\$311,857	\$321,337	\$341,520
East	\$247,367	\$259,308	\$280,770	\$283,045	\$302,692	\$336,664	\$362,161	\$383,231	\$372,789	\$389,115	\$403,572
West	\$128,989	\$136,968	\$152,501	\$163,127	\$175,683	\$197,358	\$221,243	\$237,399	\$227,630	\$228,323	\$247,183
<i>Orleans</i>	\$308,090	\$325,063	\$323,217	\$349,510	\$359,687	\$392,874	\$437,845	\$455,765	\$432,214	\$468,083	\$472,735
Westbank	\$167,851	\$182,705	\$187,491	\$199,970	\$211,129	\$257,515	\$260,291	\$307,495	\$261,697	\$278,202	\$273,340
Central	\$375,289	\$404,726	\$399,691	\$430,256	\$434,722	\$472,339	\$520,734	\$544,982	\$532,011	\$573,660	\$561,669
Eastern	\$114,524	\$128,763	\$131,249	\$134,811	\$157,033	\$168,226	\$190,546	\$207,522	\$191,193	\$188,221	\$181,739
<i>Plaquemines</i>	\$272,146	\$252,150	\$292,720	\$296,398	\$298,012	\$320,044	\$348,423	\$358,018	\$355,906	\$359,199	\$402,265
<i>St. Bernard</i>	\$127,704	\$146,214	\$160,831	\$166,050	\$181,297	\$197,457	\$239,256	\$253,014	\$247,653	\$241,050	\$232,198
<i>St. Charles</i>	\$211,171	\$216,032	\$230,292	\$222,119	\$238,800	\$249,879	\$268,770	\$268,899	\$287,362	\$294,518	\$296,484
<i>St. James</i>	\$132,084	\$160,590	\$137,870	\$174,401	\$176,739	\$182,023	\$187,036	\$198,606	\$207,546	\$207,784	\$195,652
<i>St. John</i>	\$128,789	\$141,234	\$156,165	\$157,510	\$170,128	\$178,024	\$189,025	\$186,142	\$204,777	\$195,872	\$199,671
<i>Metro New Orleans</i>	\$232,710	\$243,453	\$254,942	\$267,278	\$282,101	\$311,705	\$343,432	\$357,097	\$342,019	\$359,795	\$373,859

	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change	Percent Change
	15 vs. 16	16 vs. 17	17 vs. 18	18 vs. 19	19 vs. 20	20 vs. 21	21 vs. 22	22 vs. 23	23 vs. 24	24 vs. 25	15 - 25
<i>Jefferson</i>	4.81%	9.15%	2.61%	7.73%	12.49%	7.88%	6.01%	-2.78%	3.04%	6.28%	73.2%
East	4.83%	8.28%	0.81%	6.94%	11.22%	7.57%	5.82%	-2.72%	4.38%	3.72%	63.1%
West	6.19%	11.34%	6.97%	7.70%	12.34%	12.10%	7.30%	-4.12%	0.30%	8.26%	91.6%
<i>Orleans</i>	5.51%	-0.57%	8.13%	2.91%	9.23%	11.45%	4.09%	-5.17%	8.30%	0.99%	53.4%
Westbank	8.85%	2.62%	6.66%	5.58%	21.97%	1.08%	18.14%	-14.89%	6.31%	-1.75%	62.8%
Central	7.84%	-1.24%	7.65%	1.04%	8.65%	10.25%	4.66%	-2.38%	7.83%	-2.09%	49.7%
Eastern	12.43%	1.93%	2.71%	16.48%	7.13%	13.27%	8.91%	-7.87%	-1.55%	-3.44%	58.7%
<i>Plaquemines</i>	-7.35%	16.09%	1.26%	0.54%	7.39%	8.87%	2.75%	-0.59%	0.93%	11.99%	47.8%
<i>St. Bernard</i>	14.49%	10.00%	3.25%	9.18%	8.91%	21.17%	5.75%	-2.12%	-2.67%	-3.67%	81.8%
<i>St. Charles</i>	2.30%	6.60%	-3.55%	7.51%	4.64%	7.56%	0.05%	6.87%	2.49%	0.67%	40.4%
<i>St. James</i>	21.58%	-14.15%	26.50%	1.34%	2.99%	2.75%	6.19%	4.50%	0.11%	-5.84%	48.1%
<i>St. John</i>	9.66%	10.57%	0.86%	8.01%	4.64%	6.18%	-1.53%	10.01%	-4.35%	1.94%	55.0%
<i>Metro New Orleans</i>	4.62%	4.72%	4.84%	5.55%	10.49%	10.18%	3.98%	-4.22%	5.20%	3.91%	60.7%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 3-2: New Orleans Metro Area Single Family Sales by Zip Code (Page 1)

Parish/Zip Code City	2023			2024			2025			Percent Change (%)	
	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	2023-2024 Average Price	2024-2025 Average Price
Jefferson Parish											
70001 Metairie	262	\$440,096	\$115,305,105	269	\$409,498	\$108,540,856	272	\$407,871	\$110,940,787	-8.3%	1.1%
70002 Metairie	114	\$434,763	\$49,562,974	123	\$445,722	\$54,823,850	130	\$446,676	\$58,067,910	2.5%	0.2%
70003 Metairie	400	\$283,874	\$113,549,642	385	\$281,466	\$108,364,399	388	\$296,277	\$114,955,442	-0.8%	5.3%
70005 Metairie	210	\$596,652	\$125,296,916	230	\$671,783	\$154,510,103	244	\$773,879	\$188,826,434	12.6%	15.2%
70006 Metairie	111	\$371,179	\$41,200,845	108	\$364,041	\$39,316,374	133	\$351,679	\$46,773,315	-1.9%	-3.4%
70062 Kenner	89	\$231,932	\$20,641,975	77	\$205,321	\$15,809,722	82	\$210,628	\$17,271,455	-11.5%	2.6%
70065 Kenner	315	\$327,726	\$103,233,739	309	\$344,302	\$106,389,240	301	\$333,381	\$100,347,608	5.1%	-3.2%
70121 Jefferson	104	\$302,158	\$31,424,483	90	\$281,526	\$25,337,364	108	\$276,477	\$29,859,520	-6.8%	-1.8%
70123 Harahan/River Ridge	192	\$362,951	\$69,686,686	204	\$418,479	\$85,369,690	215	\$413,248	\$88,848,239	15.3%	-1.3%
East Jefferson	1,797	\$372,789	\$669,902,365	1,795	\$389,115	\$698,461,598	1,873	\$403,572	\$755,890,710	4.4%	3.7%
70036 Barataria	7	\$263,571	\$1,845,000	5	\$243,700	\$1,218,500	8	\$220,025	\$1,760,200	-7.5%	-9.7%
70053 Gretna	74	\$216,730	\$16,038,005	93	\$215,105	\$20,004,736	78	\$240,704	\$18,774,923	-0.7%	11.9%
70056 Gretna/Terrytown	241	\$246,930	\$59,510,145	245	\$246,160	\$60,309,226	230	\$263,249	\$60,547,177	-0.3%	6.9%
70058 Harvey	238	\$218,581	\$52,022,302	215	\$217,297	\$46,718,944	210	\$236,119	\$49,584,995	-0.6%	8.7%
70067 Lafitte	11	\$155,250	\$1,707,750	11	\$114,264	\$1,256,900	18	\$243,762	\$4,387,710	-26.4%	113.3%
70072 Marrero	487	\$228,861	\$111,455,241	476	\$226,409	\$107,770,675	381	\$236,295	\$90,028,524	-1.1%	4.4%
70094 Westwego/Avondale/Bridge City	220	\$209,363	\$46,059,900	225	\$214,091	\$48,170,525	265	\$225,627	\$59,791,048	2.3%	5.4%
70358 Grand Isle	22	\$330,936	\$7,280,600	38	\$347,303	\$13,197,500	42	\$467,974	\$19,654,900	4.9%	34.7%
West Jefferson	1,300	\$227,630	\$295,918,943	1,308	\$228,323	\$298,647,006	1,232	\$247,183	\$304,529,477	0.3%	8.3%
Jefferson Parish Total	3,097	\$311,857	\$965,821,308	3,103	\$321,337	\$997,108,604	3,105	\$341,520	\$1,060,420,187	3.0%	6.3%
Orleans Parish											
70114 Algiers	137	\$250,270	\$34,287,019	126	\$251,334	\$31,668,085	99	\$256,416	\$25,385,179	0.4%	2.0%
70131 New Orleans	246	\$268,061	\$65,942,989	199	\$295,213	\$58,747,468	206	\$281,474	\$57,983,653	10.1%	-4.7%
Westbank Orleans	383	\$261,697	\$100,230,008	325	\$278,202	\$90,415,553	305	\$273,340	\$83,368,832	6.3%	-1.7%
70112 New Orleans	8	\$362,862	\$2,902,892	6	\$938,667	\$5,632,000	9	\$748,144	\$6,733,300	158.7%	-20.3%
70113 New Orleans	19	\$274,705	\$5,219,400	16	\$315,278	\$5,044,450	26	\$280,592	\$7,295,400	14.8%	-11.0%
70115 New Orleans	262	\$765,500	\$200,560,945	290	\$858,915	\$249,085,207	291	\$816,542	\$237,613,577	12.2%	-4.9%
70116 New Orleans	58	\$580,471	\$33,667,320	52	\$669,174	\$34,797,040	60	\$544,605	\$32,676,287	15.3%	-18.6%
70117 New Orleans	195	\$291,852	\$56,911,148	160	\$279,877	\$44,780,387	198	\$295,608	\$58,530,455	-4.1%	5.6%
70118 New Orleans	196	\$662,651	\$129,879,617	197	\$750,473	\$147,843,136	220	\$724,831	\$159,462,887	13.3%	-3.4%
70119 New Orleans	153	\$425,636	\$65,122,273	147	\$381,782	\$56,122,005	159	\$397,234	\$63,160,258	-10.3%	4.0%
70122 New Orleans	257	\$313,320	\$80,523,152	248	\$311,328	\$77,209,380	242	\$260,993	\$63,160,258	-0.6%	-16.2%
70124 New Orleans	243	\$665,590	\$161,738,276	269	\$628,945	\$169,186,201	313	\$631,644	\$197,704,466	-5.5%	0.4%
70125 New Orleans	105	\$423,031	\$44,418,292	66	\$401,519	\$26,500,245	80	\$396,755	\$31,740,424	-5.1%	-1.2%
70130 New Orleans	52	\$819,422	\$42,609,956	56	\$862,598	\$48,305,500	74	\$1,095,037	\$81,032,737	5.3%	26.9%
Central Orleans	1,548	\$532,011	\$823,553,271	1,507	\$573,660	\$864,505,551	1,672	\$561,669	\$939,110,049	7.8%	-2.1%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

Table 3-2: New Orleans Metro Area Single Family Sales by Zip Code (Page 2)

Parish/Zip Code City	2023			2024			2025			Percent Change (%)	
	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	2023-2024	2024-2025
70126 New Orleans	134	\$176,896	\$23,704,065	144	\$180,242	\$25,954,876	114	\$171,944	\$19,601,630	1.9%	-4.6%
70127 New Orleans	105	\$173,338	\$18,200,450	82	\$176,759	\$14,494,248	74	\$180,595	\$13,364,020	2.0%	2.2%
70128 New Orleans	92	\$217,183	\$19,980,820	85	\$199,992	\$16,999,360	80	\$202,033	\$16,162,615	-7.9%	1.0%
70129 New Orleans	39	\$227,083	\$8,856,249	37	\$217,633	\$8,052,417	34	\$169,318	\$5,756,824	-4.2%	-22.2%
Eastern New Orleans	370	\$191,193	\$70,741,584	348	\$188,221	\$65,500,901	302	\$181,739	\$54,885,089	-1.6%	-3.4%
Orleans Parish Total	2,301	\$432,214	\$994,524,863	2,180	\$468,083	\$1,020,422,005	2,279	\$472,735	\$1,077,363,970	8.3%	1.0%
Plaquemines Parish											
70037 Belle Chasse	143	\$402,561	\$57,566,215	163	\$385,977	\$62,914,260	134	\$420,879	\$56,397,817	-4.1%	9.0%
70040 Braithwaite	2	\$147,500	\$295,000	5	\$303,980	\$1,519,900	3	\$94,833	\$284,500	106.1%	-68.8%
70041 Buras/Triumph	15	\$96,660	\$1,449,900	10	\$87,300	\$873,000	4	\$88,475	\$353,900	-9.7%	1.3%
70083 Port Sulphur/Myrtle Grove	15	\$198,167	\$2,972,500	12	\$245,062	\$2,940,740	5	\$338,900	\$1,694,500	23.7%	38.3%
70091 Venice	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	NA	NA
Plaquemines Parish Total	175	\$355,906	\$62,283,615	190	\$359,199	\$68,247,900	146	\$402,265	\$58,730,717	0.9%	12.0%
St. Bernard Parish											
70032 Arabi	82	\$313,067	\$25,671,519	63	\$285,724	\$18,000,641	50	\$282,549	\$14,127,441	-8.7%	-1.1%
70043 Chalmette	170	\$236,985	\$40,287,459	123	\$239,764	\$29,491,022	143	\$227,728	\$32,565,082	1.2%	-5.0%
70075 Meraux	60	\$262,360	\$15,741,599	51	\$261,388	\$13,330,780	46	\$253,462	\$11,659,235	-0.4%	-3.0%
70085 Saint Bernard	29	\$208,628	\$6,050,200	22	\$215,299	\$4,736,580	28	\$213,410	\$5,975,475	3.2%	-0.9%
70092 Violet	49	\$180,286	\$8,834,000	43	\$168,329	\$7,238,131	41	\$175,359	\$7,189,737	-6.6%	4.2%
St. Bernard Parish Total	390	\$247,653	\$96,584,777	302	\$241,050	\$72,797,154	308	\$232,198	\$71,516,970	-2.7%	-3.7%
St. Charles Parish											
70079 Norco	29	\$204,928	\$5,942,900	19	\$233,702	\$4,440,335	27	\$242,685	\$6,552,480	14.0%	3.8%
70087 Saint Rose	33	\$260,964	\$8,611,800	42	\$257,996	\$10,835,814	28	\$263,112	\$7,367,126	-1.1%	2.0%
Eastbank	62	\$234,753	\$14,554,700	61	\$250,429	\$15,276,149	55	\$253,084	\$13,919,616	6.7%	1.1%
70030 Des Allemands	31	\$227,255	\$7,044,913	27	\$256,611	\$6,928,500	18	\$216,889	\$3,904,000	12.9%	-15.5%
70031 Ama	5	\$228,600	\$1,143,000	8	\$185,000	\$1,480,000	8	\$240,488	\$1,923,900	-19.1%	30.0%
70039 Boutte	9	\$212,889	\$1,916,000	14	\$226,150	\$3,166,100	14	\$265,839	\$3,721,740	6.2%	17.5%
70047 Destrehan/Ormond	101	\$313,997	\$31,713,725	90	\$322,786	\$29,050,738	96	\$332,642	\$31,933,626	2.8%	3.1%
70057 Hahnville	48	\$295,720	\$14,194,571	38	\$303,438	\$11,530,648	21	\$287,467	\$6,036,800	2.6%	-5.3%
70070 Luling	104	\$326,755	\$33,982,516	123	\$319,621	\$39,313,428	173	\$310,839	\$53,775,134	-2.2%	-2.7%
70080 Paradis	8	\$149,969	\$1,199,750	5	\$209,600	\$1,048,000	9	\$177,777	\$1,599,990	39.8%	-15.2%
Westbank	306	\$298,021	\$91,194,475	305	\$303,336	\$92,517,414	339	\$303,526	\$102,895,190	1.8%	0.1%
St. Charles Parish Total	368	\$287,362	\$105,749,175	366	\$294,518	\$107,793,563	394	\$296,484	\$116,814,806	2.49%	0.7%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network
Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

Table 3-2: New Orleans Metro Area Single Family Sales by Zip Code (Page 3)

Parish/Zip Code City	2023			2024			2025			Percent Change (%)	
	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	No of Sales	Average Sales Price	Total Dollar Volume Sales	2023-2024 Average Price	2024-2025 Average Price
St. James Parish											
70052 Gramercy	16	\$189,344	\$3,029,500	21	\$190,233	\$3,994,900	19	\$206,474	\$3,923,000	0.5%	8.5%
70071 Lutchet	6	\$157,833	\$947,000	11	\$183,873	\$2,022,600	13	\$167,462	\$2,177,000	16.5%	-8.9%
70723 Convent	1	\$112,000	\$112,000	3	\$180,000	\$540,000	1	\$147,000	\$147,000	60.7%	-18.3%
70763 Paulina	7	\$209,929	\$1,469,500	6	\$288,000	\$1,728,000	9	\$271,944	\$2,447,500	37.2%	-5.6%
Eastbank	30	\$185,267	\$5,558,000	41	\$202,085	\$8,285,500	42	\$207,012	\$8,694,500	9.1%	2.4%
70086 Saint James	1	\$235,000	\$235,000	1	\$159,900	\$159,900	4	\$87,125	\$348,500	-32.0%	-45.5%
70090 Vacherie	39	\$223,980	\$8,735,202	28	\$217,839	\$6,099,485	19	\$193,389	\$3,674,400	-2.7%	-11.2%
Westbank	40	\$224,255	\$8,970,202	29	\$215,841	\$6,259,385	23	\$174,909	\$4,022,900	-3.8%	-19.0%
St. James Parish Total	70	\$207,546	\$14,528,202	70	\$207,784	\$14,544,885	65	\$195,652	\$12,717,400	0.1%	-5.8%
St. John the Baptist Parish											
70051 Garyville	6	\$125,900	\$753,000	3	\$170,667	\$512,000	9	\$170,200	\$1,531,800	36.0%	-0.3%
70068 La Place/Montz	328	\$206,604	\$67,766,177	249	\$202,024	\$50,303,893	216	\$207,828	\$44,890,859	-2.2%	2.9%
70076 Mount Airy	1	\$38,000	\$38,000	2	\$127,350	\$254,700	1	\$27,000	\$27,000	235.1%	-78.8%
70084 Reserve	29	\$208,628	\$6,050,200	24	\$145,767	\$3,498,400	23	\$142,100	\$3,268,300	-30.1%	-2.5%
Eastbank	364	\$204,965	\$74,607,377	278	\$196,291	\$54,568,993	249	\$199,671	\$49,717,959	-4.2%	1.7%
70049 Edgard/Wallace	2	\$170,500	\$341,000	4	\$166,750	\$667,000	0	\$0	\$0	NA	NA
Westbank	2	\$170,500	\$341,000	4	\$166,750	\$667,000	0	\$0	\$0	NA	NA
St. John the Baptist Parish Total	366	\$204,777	\$74,948,377	282	\$195,872	\$55,235,993	249	\$199,671	\$49,717,959	-4.3%	1.9%
New Orleans Metro Total	6,767	\$342,019	\$2,314,440,317	6,493	\$359,795	\$2,336,150,104	6,546	\$373,859	\$2,447,282,009	5.2%	3.9%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network
Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

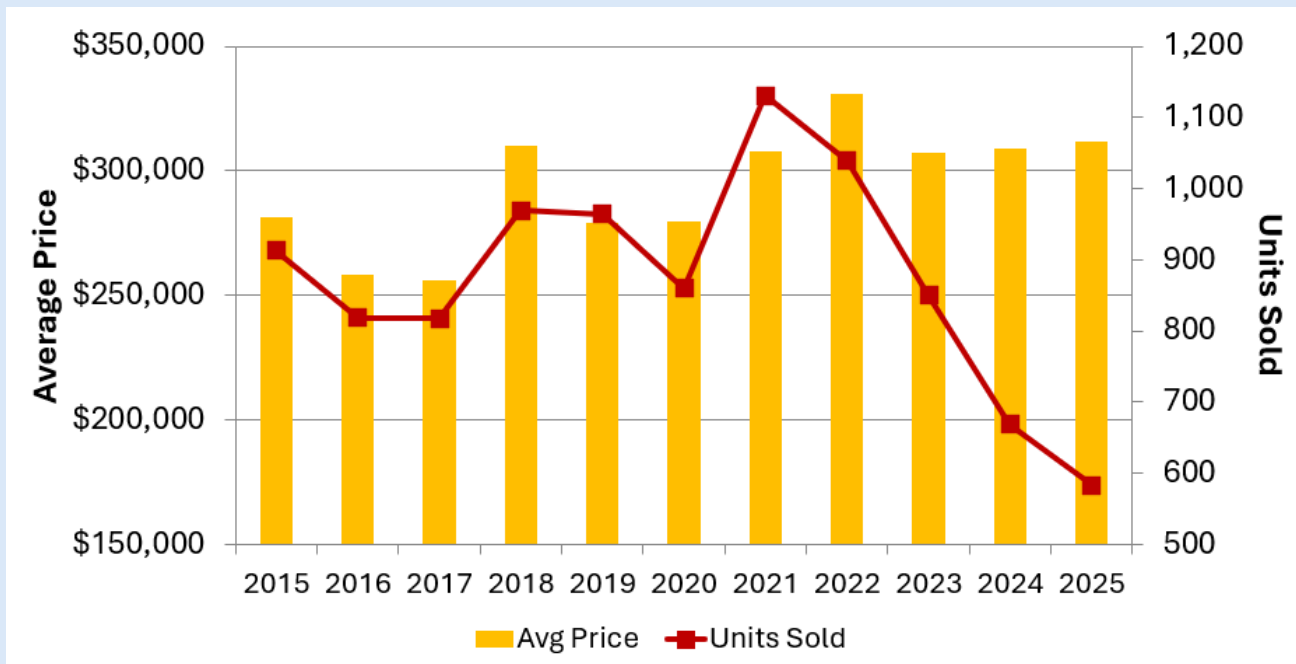
Table 3-3: New Orleans Metro Area Single Family Units Sold, Average Price, Average Price Per Square Foot & Days on Market

AREA	2024				2025			
	No of Sales	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market	No of Sales	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market
Jefferson Parish								
East Jefferson	1,795	\$389,115	\$189	55	1,873	\$403,572	\$192	57
West Jefferson	1,308	\$228,323	\$137	55	1,232	\$247,183	\$144	60
Parish Total	3,103	\$321,337	\$167	55	3,105	\$341,520	\$173	58
Orleans Parish								
Westbank Orleans	325	\$278,202	\$131	57	305	\$273,340	\$128	79
Central Orleans	1,507	\$573,660	\$248	64	1,672	\$561,669	\$244	73
Eastern N.O.	348	\$188,221	\$105	76	302	\$181,739	\$102	80
Parish Total	2,180	\$468,083	\$208	65	2,279	\$472,735	\$210	75
Plaquemines Parish	190	\$359,199	\$168	68	146	\$402,265	\$173	68
St. Bernard Parish	302	\$241,050	\$143	63	308	\$232,198	\$138	81
St. Charles Parish	366	\$294,518	\$145	60	394	\$296,484	\$152	96
St. James Parish	70	\$207,784	\$124	102	65	\$195,652	\$122	83
St. John Parish	282	\$195,872	\$114	61	249	\$199,671	\$116	81
New Orleans Metro	6,493	\$359,795	\$176	60	6,546	\$373,859	\$180	69

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

New Orleans Metro – Condominiums

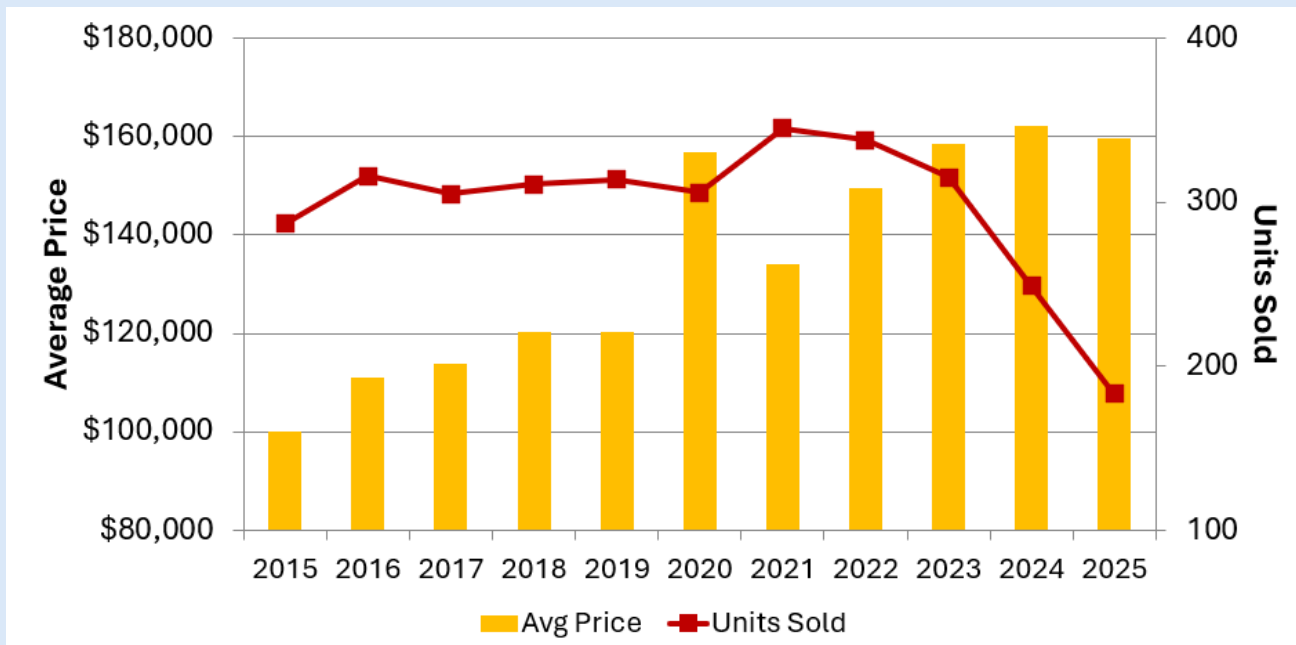
Graph 3-7: New Orleans Metro, Condominium Units Sold and Average Price



- The metro area condominium market had a small increase (0.99%) in average sales price in 2025 to \$312,016, with an average sale price per square foot of \$299.
- Unit sales fell by 12.9% or by 80 sales between 2024 (669 sales) and 2025 (583 sales).
- Days on Market increased by 12 days (15.8%) from 76 days in 2024 to 88 days in 2025.
- All of the metro area parishes reported at least 1 sale, with Orleans and Jefferson making up the majority of sales at 392 sales and 183 sales, respectively.

Jefferson Parish

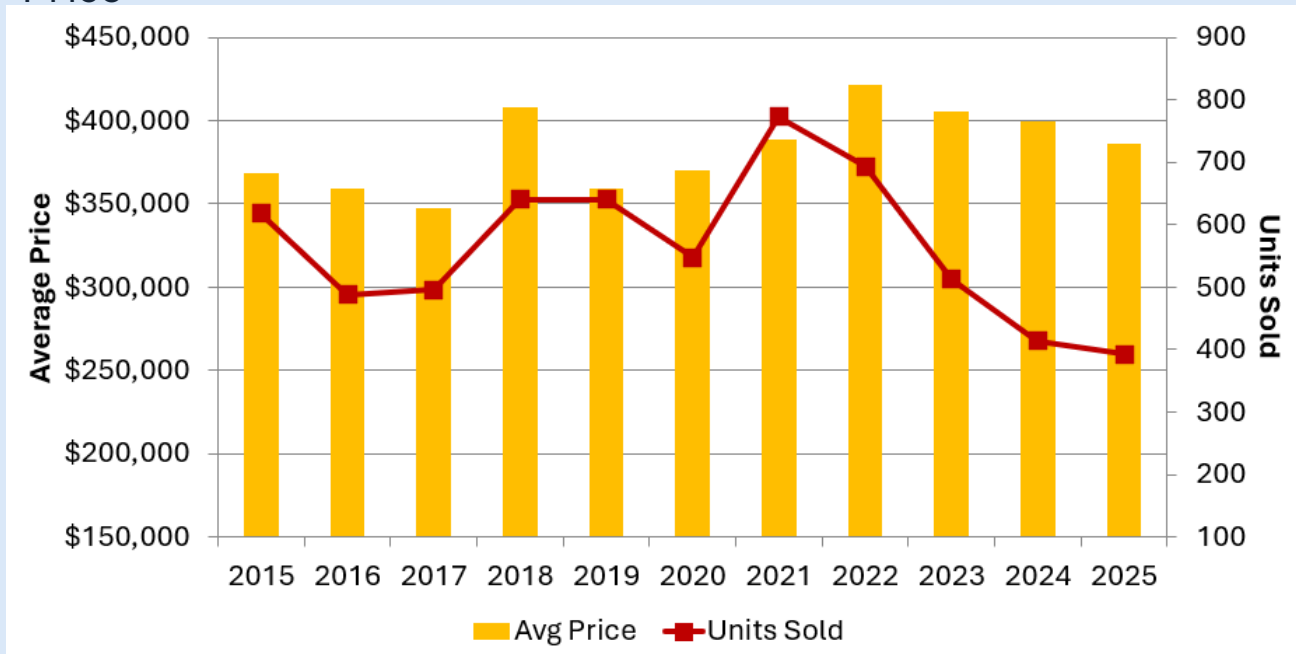
Graph 3-8: Jefferson Parish, Condominium Units Sold and Average Price



- Jefferson Parish experienced a 1.5% decrease in average sales price in 2025, and the number of units sold was down 26.5% from 2024 (249 in 2024 to 183 in 2025). Days on Market increased from 59 to 76 days in 2025.
- East Jefferson condominium unit sales decreased by 23% in 2025; average sales prices decreased by 2.6% to \$153,341; days on market increased significantly from 53 days to 78 (47%).
 - The 70123 (Harahan/River Ridge) zip code had the largest percentage increase in average sales price at 17.9% although unit sales dropped by 4 units in this area.
 - Average sales price declined by 13.2% in zip code 70065 (Kenner), the most on the east bank of Jefferson.
 - Gretna/Terrytown (70056) showed the largest price drop on the Westbank with a decline of 19.4%.

Orleans Parish

Graph 3-9: Orleans Parish, Condominium Units Sold and Average Price



- The condominium market in Orleans showed a 3.4% decline in average sales price for 2025, and a 22 unit drop (5.3%) in sales from 2024.
- The number of days on the market increased to 94 in 2025 from 87 in 2024.
- Central Orleans has the largest portion of the condominium market for the parish with 382 sales for 2025, a decline of 4.7% from the 401 sales in 2024.
 - The 70130-zip code had the highest number of sales at 144 units and had an average sales price of \$462,688.
 - Zip code 70124 (Lakeview) experienced a 62.4% decline in average sales price to \$253,824, after a huge (87.5%) average price increase in the prior year, with 17 sales having occurred in 2025 (an increase from 15 sales in 2024).
 - The largest increase (38%) in average sales price occurred in 70112.

Table 3-5: New Orleans Metro Area Condominium Prices by Zip Code

Parish/Zip Code	City	2023			2024			2025			Percent Change (%)	
		Units Sold	Average Sales Price	Total Dollar Volume Sales	Units Sold	Average Sales Price	Total Dollar Volume Sales	Units Sold	Average Sales Price	Total Dollar Volume Sales	2023-2024 Average Price	2024-2025 Average Price
Jefferson Parish												
70001	Metairie	34	\$99,632	\$3,387,500	35	\$99,007	\$3,465,250	19	\$92,284	\$1,753,400	-0.6%	-6.8%
70002	Metairie	52	\$122,341	\$6,361,744	41	\$145,490	\$5,963,855	43	\$135,839	\$5,841,076	18.9%	-6.6%
70003	Metairie	14	\$83,536	\$1,169,505	17	\$71,349	\$1,212,928	11	\$65,689	\$722,584	-14.6%	-7.9%
70005	Metairie	58	\$277,569	\$16,099,000	34	\$284,622	\$9,677,150	31	\$253,955	\$7,872,600	2.5%	-10.8%
70006	Metairie	20	\$131,825	\$2,636,500	18	\$137,389	\$2,473,000	13	\$124,627	\$1,620,150	4.2%	-9.3%
70062	Kenner	1	\$100,000	\$100,000	2	\$95,000	\$190,000	1	\$108,000	\$108,000	-5.0%	13.7%
70065	Kenner	79	\$134,578	\$10,631,659	44	\$138,920	\$6,112,497	27	\$120,640	\$3,257,270	3.2%	-13.2%
70121	Jefferson	17	\$240,465	\$4,087,900	18	\$223,042	\$4,014,750	17	\$214,135	\$3,640,300	-7.2%	-4.0%
70123	Harahan/River Ridge	13	\$157,146	\$2,042,900	9	\$134,456	\$1,210,100	5	\$158,500	\$792,500	-14.4%	17.9%
East Jefferson		288	\$161,516	\$46,516,708	218	\$157,429	\$34,319,528	167	\$153,341	\$25,607,880	-2.5%	-2.6%
70053	Gretna	0	\$0	\$0	2	\$674,500	\$1,349,000	2	\$787,500	\$1,575,000	NA	16.8%
70056	Gretna/Terrytown	9	\$118,222	\$1,064,000	12	\$108,033	\$1,296,400	5	\$87,100	\$435,500	-8.6%	-19.4%
70058	Harvey	13	\$97,231	\$1,264,000	11	\$114,309	\$1,257,400	7	\$118,771	\$831,400	17.6%	3.9%
70358	Grand Isle	5	\$227,060	\$1,135,300	6	\$360,833	\$2,165,000	2	\$393,500	\$787,000	58.9%	9.1%
West Jefferson		27	\$128,270	\$3,463,300	31	\$195,735	\$6,067,800	16	\$226,806	\$3,628,900	52.6%	15.9%
Jefferson Parish Total		315	\$158,667	\$49,980,008	249	\$162,198	\$40,387,328	183	\$159,764	\$29,236,780	2.2%	-1.50%
Orleans Parish												
70114	Algiers	5	\$127,300	\$636,500	6	\$100,417	\$602,500	3	\$91,667	\$275,000	-21.1%	-8.7%
70131	New Orleans	3	\$79,333	\$238,000	4	\$126,750	\$507,000	6	\$48,750	\$292,500	59.8%	-61.5%
Westbank Orleans		8	\$109,313	\$874,500	10	\$110,950	\$1,109,500	9	\$63,056	\$567,500	1.5%	-43.2%
70112	New Orleans	75	\$349,316	\$26,198,736	17	\$265,112	\$4,506,900	26	\$365,750	\$9,509,500	-24.1%	38.0%
70113	New Orleans	8	\$604,875	\$4,839,000	10	\$586,000	\$5,860,000	7	\$610,507	\$4,273,560	-3.1%	4.2%
70115	New Orleans	71	\$391,390	\$27,788,697	81	\$363,903	\$29,476,107	65	\$368,477	\$23,951,000	-7.0%	1.3%
70116	New Orleans	78	\$396,853	\$30,954,514	64	\$365,521	\$23,393,370	70	\$342,266	\$23,958,599	-7.9%	-6.4%
70117	New Orleans	11	\$358,909	\$3,948,000	8	\$372,813	\$2,982,500	8	\$289,190	\$2,313,520	3.9%	-22.4%
70118	New Orleans	44	\$475,171	\$20,907,530	17	\$525,412	\$8,932,000	30	\$393,380	\$11,801,400	10.6%	-25.1%
70119	New Orleans	6	\$245,833	\$1,475,000	14	\$284,371	\$3,981,200	9	\$251,822	\$2,266,400	15.7%	-11.4%
70122	New Orleans	2	\$361,500	\$723,000	3	\$314,500	\$943,500	4	\$335,350	\$1,341,400	-13.0%	6.6%
70124	New Orleans	31	\$359,536	\$11,145,806	15	\$674,287	\$10,114,000	17	\$253,824	\$4,315,000	87.5%	-62.4%
70125	New Orleans	1	\$248,000	\$248,000	1	\$200,000	\$200,000	2	\$200,000	\$400,000	-16.4%	0.0%
70130	New Orleans	177	\$446,082	\$78,956,580	171	\$431,572	\$73,798,865	144	\$462,688	\$66,627,017	-3.3%	7.2%
Central Orleans		504	\$411,081	\$207,184,663	401	\$409,447	\$164,188,442	382	\$394,653	\$150,757,386	-0.4%	-3.6%
70126	New Orleans	1	\$50,000	\$50,000	1	\$63,000	\$63,000	0	\$0	\$0	28.0%	NA
70129	New Orleans	0	\$0	\$0	2	\$125,000	\$250,000	1	\$152,000	\$152,000	NA	21.6%
Eastern New Orleans		1	\$50,000	\$50,000	3	\$104,333	\$313,000	1	\$152,000	\$152,000	108.7%	45.7%
Orleans Parish Total		513	\$405,671	\$208,109,163	414	\$400,026	\$165,610,942	392	\$386,421	\$151,476,886	-1.39%	-3.4%
St. Bernard Parish												
70043	Chalmette	1	\$130,000	\$130,000	1	\$107,000	\$107,000	0	\$0	\$0	-17.7%	NA
70085	Saint Bernard	0	\$0	\$0	0	\$0	\$0	1	\$277,500	\$277,500	NA	NA
St. Bernard Parish Total		1	\$130,000	\$130,000	1	\$107,000	\$107,000	1	\$277,500	\$277,500	-17.69%	159.3%
St. Charles Parish												
70087	Saint Rose	4	\$123,125	\$492,500	1	\$72,000	\$72,000	0	\$0	\$0	-41.5%	NA
Eastbank		4	\$123,125	\$492,500	1	\$72,000	\$72,000	0	\$0	\$0	-41.5%	NA
70047	Destrehan/Ormond	7	\$138,643	\$970,500	0	\$0	\$0	1	\$135,000	\$135,000	NA	NA
Westbank		7	\$138,643	\$970,500	0	\$0	\$0	1	\$135,000	\$135,000	NA	NA
St. Charles Parish Total		11	\$133,000	\$1,463,000	1	\$72,000	\$72,000	1	\$135,000	\$135,000	-45.86%	87.5%
St. James Parish												
70052	Gramercy (Eastbank St. James)	1	\$120,000	\$120,000	1	\$115,000	\$115,000	1	\$105,000	\$105,000	-4.2%	-8.7%
St. James Parish Total		1	\$120,000	\$120,000	1	\$115,000	\$115,000	1	\$105,000	\$105,000	-4.2%	-8.7%
St. John the Baptist Parish												
70068	La Place/Montz (Eastbank St. John)	9	\$132,544	\$1,192,900	3	\$136,167	\$408,500	4	\$126,000	\$504,000	2.7%	-7.5%
70084	Reserve (Eastbank St. John)	0	\$0	\$0	0	\$0	\$0	1	\$170,000	\$170,000	NA	NA
St. John the Baptist Parish Total		9	\$132,544	\$1,192,900	3	\$136,167	\$408,500	5	\$134,800	\$674,000	2.7%	-1.0%
New Orleans Metro Total		850	\$307,053	\$260,995,071	669	\$308,970	\$206,700,770	583	\$312,016	\$181,905,166	0.62%	0.99%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network
Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

Table 3-6: New Orleans Metro Area Condominium Units Sold, Average Price, Average Price Per Square Foot & Days on Market

MLS AREA	2024				2025			
	Unit Sold	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market	Unit Sold	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market
Jefferson Parish								
E. Jefferson	218	\$157,429	\$146	53	167	\$153,341	\$148	78
W. Jefferson	31	\$195,735	\$129	97	16	\$226,806	\$169	50
Parish Total	249	\$162,198	\$144	59	183	\$159,764	\$147	76
Orleans Parish								
Westbank Orleans	10	\$110,950	\$103	94	9	\$63,056	\$54	18
Central Orleans	401	\$409,447	\$368	87	382	\$394,653	\$381	96
Eastern N.O.	3	\$104,333	\$78	59	1	\$152,000	\$114	60
Parish Total	414	\$400,026	\$359	87	392	\$386,421	\$373	94
St. Bernard Parish	1	\$107,000	\$85	107	1	\$277,500	\$222	1
St. Charles Parish	1	\$72,000	\$56	4	1	\$135,000	\$108	195
St. James Parish	1	\$115,000	\$79	104	1	\$105,000	\$72	96
St. John Parish	3	\$136,167	\$100	24	5	\$134,800	\$104	77
New Orleans Metro	669	\$308,970	\$278	76	583	\$312,016	\$299	88

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Residential Rental Market

New Orleans Metro: Non-Apartment Rental Market

- Non-apartment rentals (excluding condos) in the New Orleans Metro area decreased by 1.0% in 2025 to 6,258 from 6,324 in 2024. Average rent decreased by 7.3% over the same period to \$1,746 in 2025 from \$1,884 in 2024.
- Jefferson Parish experienced an 8.1% increase in non-apartment rentals (excluding condos) in 2025, up to 1,788 from 1,654 in 2024. At the same time average rent decreased to \$1,899 or by 2.8% from \$1,954 in 2024.
- Although the number of rentals in Orleans Parish decreased in 2025, it still accounts for 63.3% of the non-apartment rentals (excluding condos) in the metro area. The number of rentals decreased to 3,926 in 2025, while average rent decreased slightly to \$1,898.
- Plaquemines Parish is the only parish with an average rent above \$2,000 in the metro area at \$2,310 among 112 non-apartment rentals (excluding condos) rented for 2025.
- The number of condominium rentals in the New Orleans Metro decreased by 11% in 2025, dropping to 705 from 792 in 2024. Average rent decreased as well by 9.2% to \$2,018 from \$2,223 in 2024.
- Condominium rentals in Orleans Parish decreased to 532 in 2025 or by 9.4% from 2024 while average rent decreased slightly (0.2%) to \$2,189.
- In Jefferson Parish condominium units rented, and average rents decreased in 2025 by 14.8% and 7.3% respectively to 161 units with average rents of \$1,493.

Table 4-1: New Orleans Metro Area Residential Rentals: 3-Plex, 4-Plex, Duplex/Double, Single Family and Townhouse (Page 1)

Parish/City	Zip Code	2023					2024					2025				
		Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT
Jefferson Parish																
Metairie	70001	250	3/2	1,380	\$1,912	\$1.43	283	2/2	1,307	\$1,887	\$1.50	296	3/2	1,357	\$1,906	\$1.47
Metairie	70002	70	3/2	1,808	\$2,478	\$1.41	81	3/2	1,687	\$2,249	\$1.37	66	3/2	1,635	\$2,072	\$1.31
Metairie	70003	146	3/2	1,494	\$2,034	\$1.44	149	3/2	1,576	\$2,041	\$1.35	171	3/2	1,517	\$2,158	\$1.56
Metairie	70005	224	3/2	1,455	\$2,190	\$1.52	221	2/2	1,433	\$2,140	\$1.55	229	2/2	1,413	\$2,088	\$1.55
Metairie	70006	74	3/2	1,720	\$2,063	\$1.26	58	3/2	1,552	\$2,010	\$1.33	76	3/2	1,655	\$2,058	\$1.29
Kenner	70062	38	3/2	1,263	\$1,696	\$1.39	55	3/2	1,211	\$1,682	\$1.41	76	3/2	1,105	\$1,601	\$1.52
Kenner	70065	148	3/2	1,652	\$1,972	\$1.22	168	3/2	1,882	\$2,560	\$1.32	160	3/2	1,601	\$2,040	\$1.28
Jefferson	70121	103	2/2	1,172	\$1,874	\$1.65	81	2/2	1,155	\$1,696	\$1.54	95	2/1	1,115	\$1,690	\$1.62
Harahan/River Ridge	70123	100	3/2	1,406	\$1,799	\$1.34	90	3/2	1,417	\$1,922	\$1.43	104	3/2	1,295	\$1,860	\$1.51
East Jefferson		1,153	3/2	1,471	\$2,012	\$1.34	1,186	3/2	1,477	\$2,060	\$1.44	1,273	3/2	1,413	\$1,969	\$1.47
Gretna	70053	72	2/1	987	\$1,474	\$1.57	77	2/1	1,045	\$1,590	\$1.61	108	2/1	2,050	\$1,603	\$1.61
Gretna/Terrytown	70056	75	3/2	1,822	\$2,066	\$1.16	68	3/2	1,627	\$1,965	\$1.25	76	3/2	1,717	\$2,295	\$1.40
Harvey	70058	84	3/2	1,525	\$1,688	\$1.15	89	3/2	1,422	\$1,750	\$1.29	82	3/2	1,470	\$1,801	\$1.30
Marrero	70072	119	3/2	1,274	\$1,581	\$1.29	139	3/2	1,317	\$1,636	\$1.32	141	3/2	1,341	\$1,705	\$1.32
Westwego/Avondale/ Bridge City	70094	77	3/2	1,176	\$1,436	\$1.28	95	3/2	1,091	\$1,577	\$2.53	108	3/2	1,110	\$1,459	\$1.40
West Jefferson		427	3/2	1,354	\$1,643	\$1.23	468	3/2	1,291	\$1,686	\$1.60	515	3/2	1,305	\$1,734	\$1.41
Jefferson Parish		1,580	3/2	1,439	\$1,913	\$1.38	1,654	3/2	1,425	\$1,954	\$1.49	1,788	3/2	1,382	\$1,899	\$1.45
Orleans Parish																
Algiers	70114	122	2/2	1,100	\$1,538	\$1.46	149	2/2	1,118	\$1,601	\$1.54	144	2/2	1,241	\$1,710	\$1.45
New Orleans	70131	46	3/2	1,878	\$2,107	\$1.21	58	3/2	1,695	\$2,138	\$1.30	67	3/2	1,769	\$2,085	\$1.27
Westbank Orleans		168	3/2	1,313	\$1,649	\$1.39	207	3/2	1,280	\$1,752	\$1.47	211	3/2	1,409	\$1,829	\$1.39
New Orleans	70112	20	2/2	1,116	\$1,973	\$1.85	20	2/2	1,108	\$1,784	\$1.92	17	2/2	1,135	\$1,991	\$1.85
New Orleans	70113	78	2/1	998	\$1,440	\$1.54	76	2/2	1,114	\$1,664	\$1.54	78	2/2	1,236	\$1,663	\$1.42
New Orleans	70115	613	2/2	1,200	\$2,231	\$1.90	672	2/2	1,227	\$2,203	\$1.85	629	2/2	1,226	\$2,193	\$1.87
New Orleans	70116	170	2/1	947	\$1,613	\$1.84	176	2/1	980	\$1,700	\$1.85	210	2/2	994	\$1,693	\$1.84
New Orleans	70117	342	2/1	1,053	\$1,536	\$1.55	405	2/1	1,040	\$1,569	\$1.57	380	2/1	1,040	\$1,568	\$1.59
New Orleans	70118	543	2/2	1,211	\$2,070	\$1.79	581	2/2	1,276	\$2,158	\$1.72	611	2/2	1,259	\$2,087	\$1.70
New Orleans	70119	620	2/1	1,048	\$1,608	\$1.63	687	2/1	1,057	\$1,616	\$1.62	609	2/1	1,060	\$1,655	\$1.67
New Orleans	70122	266	2/2	1,232	\$1,580	\$1.33	303	3/2	1,312	\$1,718	\$1.38	274	3/2	1,318	\$1,813	\$1.42
New Orleans	70124	346	3/2	1,542	\$2,151	\$1.46	358	3/2	1,561	\$2,197	\$1.47	306	3/2	1,547	\$2,243	\$1.52
New Orleans	70125	256	2/2	1,300	\$1,803	\$1.79	267	2/2	1,310	\$1,710	\$1.39	245	2/2	1,296	\$1,788	\$1.45
New Orleans	70130	172	2/2	1,193	\$2,056	\$1.83	207	2/2	1,131	\$2,013	\$1.88	201	2/2	1,127	\$2,142	\$2.01
Central Orleans		3,426	2/2	1,186	\$1,873	\$1.69	3,752	2/2	1,208	\$1,898	\$1.65	3,560	2/2	1,204	\$1,918	\$1.68
New Orleans	70126	72	3/2	1,288	\$1,477	\$1.18	89	3/2	1,293	\$1,536	\$1.24	94	3/2	1,326	\$1,591	\$1.28
New Orleans	70127	48	3/2	1,362	\$1,488	\$1.12	58	3/2	1,334	\$1,487	\$1.18	49	3/2	1,471	\$1,534	\$1.14
New Orleans	70128	29	3/2	1,486	\$1,559	\$1.09	35	3/2	1,459	\$1,620	\$1.20	33	3/2	1,300	\$1,579	\$1.27
New Orleans	70129	7	3/2	1,514	\$1,555	\$1.06	12	3/2	1,750	\$1,677	\$1.02	15	3/2	1,716	\$1,727	\$1.04
Eastern New Orleans		156	3/2	1,358	\$1,499	\$1.14	194	3/2	1,363	\$1,545	\$1.20	191	3/2	1,390	\$1,585	\$1.22
Orleans Parish		3,750	2/2	1,199	\$1,850	\$1.65	4,153	2/2	1,219	\$1,874	\$1.62	3,962	2/2	1,224	\$1,898	\$1.64

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 4-1: New Orleans Metro Area Residential Rentals: 3-Plex, 4-Plex, Duplex/Double, Single Family and Townhouse (Page 2)

Parish/City	Zip Code	2023					2024					2025				
		Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT
Plaquemines Parish																
Belle Chasse	70037	68	3/2	1,352	\$2,125	\$1.65	79	3/2	1,394	\$2,543	\$1.88	98	3/2	1,449	\$2,336	\$1.75
Buras/Triumph	70041	12	3/2	1,183	\$1,588	\$1.42	26	3/1	1,029	\$1,912	\$1.88	9	3/2	1,052	\$1,600	\$1.49
Port Sulpher/Myrtle Grove	70083	11	3/2	1,130	\$2,505	\$2.28	8	3/1	1,196	\$2,113	\$1.94	5	3/2	1,209	\$3,080	\$2.57
Plaquemines Parish		91	3/2	1,303	\$2,094	\$1.69	113	3/2	1,296	\$2,367	\$1.88	112	3/2	1,692	\$2,310	\$1.77
St. Bernard Parish																
Arabi	70032	28	3/2	1,594	\$2,005	\$1.32	24	3/2	1,354	\$1,828	\$1.39	35	2/2	1,235	\$1,579	\$1.40
Chalmette	70043	125	2/2	1,150	\$1,431	\$1.31	128	3/2	1,179	\$1,508	\$1.33	154	3/2	1,216	\$1,558	\$1.35
Meraux	70075	8	3/2	1,502	\$1,800	\$1.25	19	3/2	1,443	\$1,824	\$1.31	15	3/2	1,354	\$1,756	\$1.31
Saint Bernard	70085	0	-	-	-	-	2	3/2	1,135	\$1,441	\$1.28	1	4/2	952	\$1,600	\$1.68
Violet	70092	7	3/2	1,647	\$1,528	\$0.96	8	3/2	1,273	\$1,348	\$1.11	6	3/2	1,306	\$1,604	\$1.27
St. Bernard Parish		168	3/2	1,261	\$1,548	\$1.30	181	3/2	1,234	\$1,575	\$1.32	211	3/2	1,231	\$1,579	\$1.35
St. Charles Parish																
Norco	70079	7	3/2	1,327	\$1,650	\$1.26	16	3/2	1,127	\$1,408	\$1.38	18	3/2	1,171	\$1,586	\$1.48
Saint Rose	70087	6	3/2	1,593	\$1,983	\$1.26	8	3/2	1,605	\$1,806	\$1.13	6	3/2	1,402	\$1,725	\$1.32
Eastbank		13	3/2	1,450	\$1,804	\$1.26	24	3/2	1,286	\$1,540	\$1.30	24	3/2	1,228	\$1,621	\$1.44
Des Allemands	70030	12	3/2	1,363	\$1,421	\$1.13	14	3/2	1,503	\$1,581	\$1.16	9	3/2	1,330	\$1,565	\$1.20
Ama	70031	3	3/1	1,101	\$1,476	\$1.35	1	3/1	1,023	\$1,500	\$1.47	1	3/1	1,023	\$1,500	\$1.47
Boutte	70039	23	2/2	1,106	\$1,267	\$1.17	23	3/2	1,048	\$1,300	\$1.24	20	3/2	1,271	\$1,511	\$1.21
Destrehan/Ormond	70047	52	3/2	1,408	\$1,723	\$1.18	57	3/2	1,453	\$1,780	\$3.84	58	3/2	1,386	\$1,647	\$1.21
Hahnville	70057	5	3/2	1,588	\$1,710	\$1.10	9	3/2	1,758	\$2,046	\$1.17	3	3/2	1,739	\$2,033	\$1.15
Luling	70070	66	3/2	1,359	\$1,502	\$1.11	67	3/2	1,604	\$1,552	\$1.11	55	3/2	1,387	\$1,676	\$1.22
Paradis	70080	12	3/2	1,060	\$1,263	\$1.25	12	2/2	1,091	\$1,185	\$1.15	3	3/2	1,487	\$1,592	\$1.11
Westbank		173	3/2	1,343	\$1,521	\$1.15	183	3/2	1,450	\$1,594	\$1.99	149	3/2	1,374	\$1,640	\$1.21
St. Charles Parish		186	3/2	1,351	\$1,540	\$1.16	207	3/2	1,431	\$1,587	\$1.91	173	3/2	1,354	\$1,638	\$1.24
St. James Parish																
		3	3/2	1,431	\$1,250	\$0.90	4	3/2	1,133	\$1,153	\$1.04	8	2/2	1,316	\$1,226	\$0.99
St. John the Baptist Parish																
Garyville	70051	3	3/2	1,295	\$1,383	\$1.07	1	3/2	1,300	\$1,200	\$0.92	2	3/2	1,284	\$1,475	\$1.15
Laplace/Montz	70068	132	3/2	1,389	\$1,578	\$1.17	112	3/2	1,426	\$1,828	\$1.32	99	3/2	1,439	\$1,695	\$1.21
Reserve	70084	11	3/2	1,105	\$1,328	\$1.26	12	3/1	1,205	\$1,361	\$1.17	15	3/2	1,322	\$1,566	\$1.22
St. John the Baptist Parish		146	3/2	1,366	\$1,556	\$1.18	125	3/2	1,407	\$1,781	\$1.30	116	3/2	1,421	\$1,675	\$1.21
New Orleans Metro Total		5,833	2/2	1,280	\$1,854	\$1.54	6,324	2/2	1,285	\$1,884	\$1.59	6,258	3/2	1,374	\$1,746	\$1.38

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 4-2: New Orleans Metro Area Residential Rentals:
Condominiums

Parish/City	Zip Code	2023					2024					2025				
		Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Ave. Rent/SQFT
Jefferson Parish																
Metairie	70001	30	1/1	771	\$1,218	\$1.67	30	2/2	867	\$1,777	\$2.03	20	2/2	939	\$1,400	\$1.56
Metairie	70002	25	2/2	965	\$1,342	\$1.46	37	2/1	920	\$1,401	\$1.60	35	2/1	868	\$1,349	\$1.61
Metairie	70003	0	-	-	-	-	5	1/1	617	\$1,080	\$1.77	12	2/2	1,069	\$1,454	\$1.45
Metairie	70005	23	2/2	1,060	\$1,904	\$1.84	29	2/1	1,014	\$2,029	\$2.07	22	2/1	925	\$1,823	\$2.06
Metairie	70006	11	2/2	946	\$1,355	\$1.52	20	2/1	873	\$1,386	\$1.61	11	1/1	824	\$1,341	\$1.66
Kenner	70065	46	2/2	1,250	\$1,430	\$1.16	43	2/2	1,313	\$1,655	\$1.31	36	2/2	1,259	\$1,517	\$1.24
Jefferson	70121	5	1/1	761	\$1,180	\$1.66	7	1/2	949	\$1,346	\$1.57	9	2/2	1,235	\$1,711	\$1.51
Harahan/River Ridge	70123	7	1/1	891	\$1,271	\$1.43	2	2/3	1,269	\$1,675	\$1.46	5	1/2	949	\$1,340	\$1.43
East Jefferson		147	2/2	1,018	\$1,426	\$1.47	173	2/2	1,015	\$1,625	\$1.68	150	2/2	1,017	\$1,495	\$1.56
Gretna/Terrytown	70056	6	2/2	984	\$1,417	\$1.47	7	2/2	1,382	\$1,661	\$1.21	6	2/2	986	\$1,300	\$1.36
Harvey	70058	6	2/2	1,083	\$1,692	\$1.51	9	2/2	954	\$1,287	\$1.39	5	2/2	1,010	\$1,497	\$1.52
West Jefferson		12	2/2	1,033	\$1,554	\$1.49	16	2/2	1,141	\$1,451	\$1.31	11	2/2	997	\$1,389	\$1.43
Jefferson Parish		159	2/2	1,019	\$1,435	\$1.48	189	2/2	1,026	\$1,610	\$1.65	161	2/2	1,015	\$1,493	\$1.56
Orleans Parish																
Algiers	70114	3	2/2	865	\$1,383	\$1.65	5	2/2	1,174	\$1,810	\$1.56	4	2/2	1,029	\$1,263	\$1.35
New Orleans	70131	5	2/2	1,275	\$1,370	\$1.09	11	2/2	1,169	\$1,502	\$1.30	11	2/2	1,146	\$1,317	\$1.22
Westbank Orleans		8	2/2	1,121	\$1,375	\$1.30	16	2/2	1,170	\$1,598	\$1.38	15	2/2	1,115	\$1,302	\$1.25
New Orleans	70112	22	2/2	855	\$2,012	\$2.44	12	2/2	830	\$1,863	\$2.39	14	1/1	785	\$2,066	\$2.66
New Orleans	70113	21	1/2	1,154	\$4,070	\$3.33	35	2/2	1,210	\$3,665	\$2.86	23	2/2	1,186	\$3,761	\$3.07
New Orleans	70115	82	2/2	950	\$2,191	\$2.39	89	2/2	935	\$1,986	\$2.24	92	2/2	1,003	\$2,184	\$2.38
New Orleans	70116	76	1/1	828	\$1,845	\$2.43	71	1/1	814	\$1,798	\$2.35	59	1/1	780	\$1,791	\$2.56
New Orleans	70117	9	1/2	878	\$1,672	\$2.12	11	2/2	1,283	\$2,145	\$1.79	12	2/2	1,248	\$2,152	\$1.92
New Orleans	70118	42	2/2	961	\$2,149	\$2.33	48	2/2	994	\$2,054	\$2.25	49	2/2	939	\$1,951	\$2.18
New Orleans	70119	14	2/1	1,063	\$1,889	\$1.86	12	2/1	1,034	\$2,025	\$2.01	1	2/1	1,212	\$1,805	\$1.88
New Orleans	70122	2	2/2	1,035	\$1,900	\$1.84	2	2/3	1,082	\$2,000	\$1.85	2	3/3	1,225	\$2,138	\$1.76
New Orleans	70124	20	2/2	1,160	\$1,794	\$1.66	34	2/2	1,119	\$1,987	\$1.82	21	2/2	1,115	\$2,030	\$1.87
New Orleans	70125	2	2/2	2,559	\$3,088	\$1.59	1	2/2	1,127	\$1,500	\$1.33	4	2/3	1,724	\$2,469	\$1.53
New Orleans	70130	224	1/2	944	\$2,296	\$2.53	252	1/1	953	\$2,314	\$2.53	234	1/1	951	\$2,302	\$2.51
Central Orleans		514	2/2	951	\$2,221	\$2.44	567	2/2	969	\$2,218	\$2.38	511	2/2	971	\$2,224	\$2.43
Orleans Parish		528	2/2	956	\$2,196	\$2.40	587	2/2	975	\$2,194	\$2.35	532	2/2	977	\$2,189	\$2.38
St. Charles Parish		8	3/2	1,271	\$1,506	\$1.20	3	3/2	1,284	\$1,600	\$1.26	6	3/2	1,297	\$1,366	\$1.06
St. John the Baptist Parish		8	2/2	1,162	\$1,264	\$1.09	13	2/2	1,169	\$1,298	\$1.12	6	2/2	1,228	\$1,388	\$1.15
New Orleans Metro Total		703	2/2	977	\$2,005	\$2.16	792	2/2	992	\$2,223	\$2.32	705	2/2	909	\$2,018	\$2.17

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Apartment Market Occupancy and Rent Trends

Since our April 2025 study, the Metro New Orleans apartment market continues to show stability in both occupancy and rental rates. Although there was not a lot of rent growth, we have not seen any significant decline, or concessions being offered. As we have noted in the past, the lack of available land, as well as socio-economic factors have continued to keep the equilibrium between multifamily supply and demand in sync.

Multifamily remains the preferred asset class and we expect this trend to continue. The need for housing, both market rate and affordable, remains strong, particularly with the costs of single-family homes being out of reach for many residents.

Occupancy Trends

- The overall reported occupancy is 95.2% for 2025.
 - Eastbank (New Orleans) is reporting occupancy of 94.2%. This reflects units that are in rentable condition as a significant amount of inventory in New Orleans East remains offline since Hurricane Ida.
 - It is worth noting that over the past three (3) months approximately 52% (2,148 units) of the multifamily inventory in East New Orleans has been sold. These are value add investors who have extensive track records and who specifically target assets that need complete renovations. The sales prices of these assets have made complete renovations financially feasible. This will increase the supply of workforce housing and hopefully be a catalyst for continued redevelopment.
 - Westbank (New Orleans) is reporting an occupancy rate of 96.9%.
 - Eastbank of Jefferson Parish is reporting occupancy of 95.5%.
 - Westbank of Jefferson Parish has an occupancy of 96.2%.

Rent Trends

- The overall average rent being reported is \$1,386 per month.
 - Eastbank (New Orleans) rents are averaging \$1,765 per month.
 - Westbank (Algiers) is reporting rents of \$1,186 per month.
 - Jefferson Parish (Eastbank) monthly rents of \$1,269 per month.
 - Jefferson Parish (Westbank – Gretna, Harvey, Marrero, Westwego) remained almost unchanged at \$1,202 per month.

Apartment Market Occupancy and Rent Trends

New Construction

Construction activity has slowed considerably due to interest rates and increased construction cost. A few projects currently underway and worth noting are:

- The Waters @ Promenade (324 units) being developed by the STOA Group on the site of the shuttered Belle Promenade Mall in Marrero.
- The redevelopment of Charity Hospital (New Orleans) is back on track with the Domain Companies. This mixed-use development will add an additional 300 units to the Downtown market.

Sales Activity

2025 saw a significant amount of sales activity in Metro New Orleans with over 3,500 units being conveyed. Some sales worth noting are as follows:

- Saulet (703 units) New Orleans
 - The Marquis (250 units) New Orleans
 - Hibernia Tower (175 units) New Orleans
 - Orwood Creek (216 units) New Orleans
 - Arbor Place (136 units) Gretna
 - Chateau Cleary (104 units) Metairie
 - Lakewood Pointe (420 units) Metairie
 - Carmel Brook (548 units) New Orleans
 - Carmel Springs (400 units) New Orleans
 - Laguna Creek (216 units) New Orleans
 - Laguna Reserve (348 units) New Orleans
- Over the next 12-18 months, the expectation is for occupancy to remain stable and for owners to see some rent growth, depending on the sub-market and vintage of the property.
 - The inventory of workforce housing will increase as properties that recently sold are renovated and put back into commerce.
 - Hopefully, there will be a reduction in ten-year treasuries, along with further declining insurance rates.
 - Investors' interest in the Metro will likely continue to grow.

Table 4-3: New Orleans Metro Area Apartment Occupancy & Rent Summary

	Occupancy							Rent						
	2019	2020*	2021*	2022	2023	2024	2025*	2019	2020*	2021*	2022	2023	2024	2025*
<i>New Orleans</i>														
Eastbank	95.6%	96.2%	99.1%	98.0%	95.0%	94.4%	94.2%	\$1,408	\$1,377	\$1,613	\$1,539	\$1,529	\$1,444	\$1,765
Westbank	98.4%	100.0%	96.8%	94.3%	99.5%	98.0%	96.9%	\$1,020	\$942	\$1,047	\$824	\$1,295	\$1,277	\$1,186
<i>Parish Total</i>														
Total Number of Units Reporting	10,019	8,226	8,390	9,684	9,425	9,240	6,565	10,019	8,230	7,586	9,355	9,213	8,381	5,733
<i>Jefferson</i>														
Eastbank	97.7%	97.3%	99.5%	96.5%	96.9%	97.1%	95.5%	\$1,139	\$1,101	\$1,287	\$1,245	\$1,276	\$1,363	\$1,269
Westbank	98.2%	98.7%	99.2%	96.7%	98.5%	97.7%	96.2%	\$968	\$970	\$1,032	\$1,175	\$1,192	\$1,191	\$1,202
<i>Parish Total</i>														
Total Number of Units Reporting	22,470	20,974	12,199	21,953	19,212	18,651	22,130	22,550	21,016	20,284	21,462	21,007	21,182	22,012
<i>St. Bernard Parish</i>														
Total Number of Units Reporting	NA	NA	NA	NA	NA	NA	NA	1,136	NA	NA	NA	NA	NA	NA
	0	0	0	0	0	0	0	88	0	0	0	0	0	0
<i>New Orleans Metro Total (excluding elderly/subsidized)</i>														
Total Number of Units Reporting	32,489	29,200	20,589	31,637	28,637	27,891	28,695	32,657	29,246	27,870	30,817	30,220	29,563	27,745

Source: Property surveys and online research compiled by the UNO Institute for Economic Development & Real Estate Research

* Note 2020 & 2021 & 2025 occupancy and rent are for market rate properties only (mixed income excluded)

Retail Market Occupancy and Rent Trends

New Orleans Metro

Despite the number of retail closures increasing in 2025 over 2024, the New Orleans Metro reported a slight increase in retail occupancy rate. The consensus among retail experts is that brick-and-mortar closures in 2026 could exceed those in 2025. In addition to online shopping, Forbes attributes closures to high interest rates, inflation and excessive debt that is forcing bankruptcies and/or downsizing.

In the metro area, Class A and B centers were most affected by national/regional retailer closures. Closures of retailers such as Big Lots, Dirt Cheap, JoAnn's and Party City created several vacancies, although some of their former spaces have been filled. The sale and conversion of Winn Dixie grocery stores to the Aldi's format have contributed to the amount of vacant space available since the Aldi's grocery store footprint only uses on average 22,000 square feet of the much larger Winn Dixie stores (average 48,000 square feet).

- Retail inventory for the region, not including freestanding retail, reporting in 2025 was over 15.8 million square feet among 271 properties. Occupancy rates for the New Orleans MSA increased slightly to 91.4%, or 0.98% from 2024. Average rent per square foot for the area decreased to \$18.07 or by 1.83% when comparing 2024 to 2025 among the 104 properties reporting rent.
- In Orleans Parish, occupancy rates increased 2.67% to 91.5% in 2025 from 89.1% in 2024, while average rent per square foot decreased in 2025 to \$21.71.
- Jefferson Parish, which has the largest share of the retail market with over 10.39 million rentable square feet reporting among 162 buildings, average retail occupancy shifted up slightly (0.78%) to 90.8% in 2025 from 90.1% in 2024. Average rent per square foot increased to \$20.02.
- In 2025, there were 32 Class A retail properties reporting with more than 5.27 million square feet. Occupancy rate increased slightly to 89.0% over 2024's rate of 88.8%. At the same time, average rent per square foot decreased to \$20.18 in 2025 (2024 rent, \$20.51).
- Class B retail experienced a 3.02% increase in occupancy for 2025 to 90.1% within 48 properties of 3.8+ million square feet reporting. At the same time average rent per square foot decreased to \$17.80 per square foot in 2025, from \$18.95 in 2024.

New Orleans Metro

- Class C retail centers reported a slight decrease in occupancy of 0.15% to 92.0% for 2025, while average rent per square foot increased \$20.42 (\$19.86 in 2024). Only Jefferson Parish experienced occupancy and rent increases in 2025, 94.47% (up 1.16%) and \$22.37 (up 5.07%), respectively in this class.
- Occupancy rates in reporting Mall properties increased in 2025 to 97.1%. Please note the Mall numbers from 2023 to 2025 do not include: The Esplanade Mall in Kenner as the mall has been closed since Hurricane Ida and Clearview Mall, rebranded as Clearview City Center in Metairie, which is undergoing a major redevelopment. Information collected on these two malls is included in the Retail Spotlights for Jefferson Parish that follow.

Retail Spotlight:

- Adler's Jewelry
 - New Orleans jeweler closing after 127 years, January 2026.
 - Two locations – Orleans Parish: Canal Street in the CBD and Jefferson Parish: Trader Joe's Shopping Center on Veterans Memorial Blvd.
- Crunch Fitness
 - Opened two 40,000 square foot locations on the Westbank.
 - October 2025 – Jefferson Parish, Baratavia Blvd. in Marrero (former Big Lots and Sav-A-Center space).
 - January 2026 – Orleans Parish, MacArthur Blvd. in Algiers (former Sav-A-Lot).
- Langenstein's
 - Local family grocer that had been open since 1922; family sold business to Robert Fresh Market, another locally owned and operated grocer.
 - Two locations were rebranded to Robert Fresh Market: Arabella St. location in New Orleans and the Old Metairie Rd. location in Metairie.
 - The store located on Jefferson Highway in River Ridge was closed.
- Winn Dixie
 - Conversions to Aldi's, locations announced for 2026: New Orleans – Riverside Market on Tchoupitoulas St. and Metairie – Lakewood Plaza on the corner of Veterans Memorial Blvd. and Lake Ave.
 - Purchased and Rebranded as Rouses: New Orleans East (Chef Menteur Highway); Jefferson Parish: Kenner (Williams Blvd) and Marrero (Westbank Expressway); St. Charles Parish: Destrehan (Airline Highway); St. James Parish: Gramercy (LA Highway 3125).

Orleans Parish

- Riverwalk Outlets
 - Burlington opened 10th Louisiana store in October 2025 in the former Forever 21 space.
 - Bath & Body Works opening: 2026.
 - Store Closings: Clarie's (2025) and Francesca's (2026).
- Shops at Canal Place
 - Store Openings:
 - Aroma 360: first store in Louisiana; 1,495 square foot luxury scents retailer.
 - King Baby Studio Jewelry: first Louisiana location.
 - Swarovski: world's premier jewelry and accessories retailer opened a 694 square foot boutique.
 - Makeup by Meggan Cosmetics: New Orleans luxury brand opened a studio in January 2026.
 - Store Closures
 - Anthropologie relocated to Lakeside Mall in Metairie, November 2025.
 - Saks Fifth Avenue will close Spring 2026 as part of parent company bankruptcy restructuring (Closing 8 stores, all Last Call stores and the majority of Saks Off 5th). Saks occupies three floors of anchor space totaling approximately 75,000 square feet.
- South Market District
 - The Park – Planet Fitness opened its first CBD location in the former Arhaus Furniture location. Arhaus relocated to Lakeside in 2023.
 - The Odeon – Devil Moon BBQ and Saint X Brewery announced they were closing at the end of January 2026.
- Trader Joe's
 - Tulane Avenue: A 13,000 square foot store with 100+ parking spaces is under construction next to the VA Hospital on empty lot bounded by Tulane Avenue, Banks Street, South Rocheblave and South Dorgenois. Opened August 2025.
 - Uptown: Under construction on the site of the former Our Lady of Lourdes Catholic school and convent at the corner of Freret Street and Napoleon Avenue. Expected to open in 2026.

Jefferson Parish

- Azalea Gardens Shopping Center (Jefferson Highway)
 - Purchased by locally owned and operated Canseco's Grocery.
 - Opened 6th and largest location in the 29,000 square foot space that once housed Winn Dixie and most recently Shoppers Value Foods, with a sit-down café.
- Clearview Mall (Metairie)
 - Currently undergoing a \$100 million makeover with a "Live Work Play" concept and will be rebranded as Clearview City Center. The center of the mall is being gutted for a new open space concept.
 - Due to ongoing redevelopment, Clearview Mall is not included in the retail survey numbers. Current tenants include AMC Palace Theaters, Regions Bank, Target, Aces Beauty, Avis Budget, DXL Mens Apparel, Cody Walsh Fine Art & Custom Framing, Champions Family Sports Club and 3 food outlets (Walk-Ons, Zea's and Small Sliders).
 - Zea's Rostisserie & Bar will relocate to a stand-alone location on the property, expected to open mid-2026 with a large bar, outdoor patio and central rotisserie. The current space will be demolished as part of the mall's redevelopment.
- Esplanade Mall (Kenner)
 - According to LACDB, the Wyn Group, the mall owners, has the mall listed for sale at \$12.5 million excluding the Dillard's Clearance Center, Target and Regal Movie Theater.
- Elmwood Shopping Center
 - Nordstrom Rack: opening 27,000 square foot store in the original shopping center building in Spring 2026. One of five new stores nationwide; fourth in Louisiana (Riverwalk, Baton Rouge, Lafayette).
 - Old K-Mart Site: \$125 million project – 251 apartments (will be named The Francis) with amenities such as a pool, gym, shared workspace and residents' library) and 64,000 square feet of retail.

Jefferson Parish

- Lakeside Mall (Metairie)
 - Store Openings:
 - Alo Yoga: LA based “yoga to street” clothing retailer. Opened first Louisiana store in May 2025 (5,000 square feet).
 - Anthropologie: women’s apparel, accessories, home decor, beauty and gift retailer opened November 2025. Relocated from Canal Place.
 - Garage: Canadian fashion retailer opened its first Louisiana location in October 2025.
 - Rowan: Ear-piercing studio run by licensed nurses using only hypoallergenic earrings in Fall 2025.
 - Mango: Spanish fashion retailer focused on contemporary women styles. Opened first Louisiana store in June 2025 (5,500 square feet).
 - Vuori: Southern California athleisure clothing retailer opened its first Louisiana store in the Summer of 2025.
 - Evolve Coffee & Matcha: New Orleans based cafe replaced Starbuck’s in April 2025.
 - Store Closing:
 - Francesca’s in 2026 as part of national closure

New Orleans Metro: Retail Facilities: Description of Classes

- Regional Mall
 - Modern, enclosed mall shopping center with at least 500,000 square feet of rentable area and two or more anchor stores.

- Class A
 - Superior, open-air retail facility, usually over 100,000 square feet with at least one national anchor tenant. This would also include Power Centers with several anchor stores, some of which may be located on outparcels.

- Class B
 - Strip or L-shaped center, generally under 100,000 square feet, some with a large national or regional tenant as an anchor and one or more national or regional retails occupying non-anchor space.

- Class C
 - Strip or L-shaped center, generally under 100,000 square feet, usually without a large national tenant as anchor, occupied primarily by local or regional tenants.

Table 5-1: Retail Occupancy & Rent by Area and Building Class
(Page 1)

PARISH/AREA	A RETAIL														
	No. of Properties Reporting Occupancy			Rentable Area Reported Available			Occupancy Rates (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR / WAREHOUSE DISTRICT															
CENTER CITY	3	3	3	361,407	361,407	361,407	96.0	95.5	96.0	2	1	1	\$30.75	\$37.50	\$40.00
GENTILLY/LAKEVIEW/LAKEFRONT															
LAKE FOREST/NO EAST	3	3	3	476,874	476,874	476,874	81.2	83.8	81.2	2	3	3	\$15.25	\$13.83	\$12.50
ORLEANS WESTBANK	6	6	6	838,281	838,281	838,281	87.6	88.8	87.6	4	4	4	\$23.00	\$25.67	\$26.25
PARISH TOTAL															
JEFFERSON PARISH															
ELMWOOD/HARAHAN	3	3	3	1,295,086	1,295,086	1,295,086	90.4	89.4	90.4	1	2	1	\$29.00	\$19.50	\$29.00
KENNER	3	3	3	556,054	556,054	556,054	82.7	80.6	82.7	2	2	2	\$12.25	\$14.75	\$14.75
METAIRIE	6	6	5	690,747	690,747	469,970	96.4	95.9	96.4	4	3	2	\$28.50	\$24.33	\$23.50
JEFF. WESTBANK	9	9	9	1,106,648	1,106,648	1,106,648	87.7	81.7	87.7	5	6	6	\$14.44	\$13.90	\$15.17
PARISH TOTAL	21	21	20	3,648,535	3,648,535	3,427,758	89.1	87.0	89.1	12	13	11	\$21.05	\$18.12	\$20.61
ST. CHARLES PARISH	1	1	1	83,475	83,475	83,475	90.4	100.0	90.4	0	1	1	NA	NA	\$13.25
ST. BERNARD PARISH	1	1	1	99,176	99,176	99,176	100.0	100.0	100.0	1	0	1	\$12.00	NA	NA
ST. JOHN PARISH	3	3	3	605,044	605,044	605,044	98.9	96.3	98.9	2	2	2	\$19.25	\$19.75	\$16.13
NEW ORLEANS MSA	32	32	31	5,274,511	5,274,511	5,053,734	90.2	88.8	90.2	19	20	19	\$20.18	\$20.51	\$20.54

Table 5-1: Retail Occupancy & Rent by Area and Building Class
(Page 2)

PARISH/AREA	B RETAIL														
	No. of Properties Reporting Occupancy			Rentable Area Reported Available			Occupancy Rates (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR / WAREHOUSE DISTRICT	0	1	1	NA	58,000	58,000	NA	80.5	100.0	0	1	0	NA	\$33.75	NA
CENTER CITY	2	1	1	126,000	68,000	68,000	99.2	97.0	85.3	1	1	1	\$25.00	\$25.00	\$25.00
GENTILLY/LAKEVIEW/LAKEFRONT	5	4	4	545,392	485,392	485,392	99.2	91.0	90.8	2	1	3	\$27.00	\$22.00	\$21.83
LAKE FOREST/NO EAST	4	4	4	252,944	252,651	252,651	86.6	88.6	85.0	2	2	2	\$10.88	\$10.82	\$9.20
ORLEANS WESTBANK	2	2	2	261,427	261,427	261,427	88.2	89.4	90.8	2	2	2	\$15.75	\$17.50	\$22.25
PARISH TOTAL	13	12	12	1,185,763	1,125,470	1,125,470	94.1	89.9	89.6	7	7	8	\$19.66	\$21.81	\$19.57
JEFFERSON PARISH															
ELMWOOD/HARAHAN	2	3	3	99,000	137,000	137,000	53.1	59.8	67.2	1	1	2	\$9.75	\$13.25	\$10.88
KENNER	3	4	4	189,870	209,370	248,282	97.6	88.6	93.5	1	2	2	\$22.00	\$17.50	\$16.75
METAIRIE	15	15	15	1,169,326	1,169,326	1,169,326	90.8	92.3	95.0	7	5	5	\$21.21	\$23.26	\$23.17
JEFF. WESTBANK	7	7	7	622,803	622,803	622,803	76.7	72.5	100.0	5	3	2	\$13.65	\$14.17	\$11.00
PARISH TOTAL	27	29	29	2,080,999	2,138,499	2,177,411	85.4	84.1	94.5	14	11	11	\$16.65	\$17.05	\$15.45
ST. CHARLES PARISH	1	1	1	75,000	75,000	75,000	100.0	100.0	100.0	0	0	0	NA	NA	NA
ST. BERNARD PARISH	6	6	6	372,124	372,124	372,124	98.8	93.4	85.3	2	2	3	\$15.00	\$12.23	\$11.65
ST. JOHN PARISH	1	1	1	89,548	89,548	89,548	100.0	100.0	100.0	0	0	0	NA	NA	NA
NEW ORLEANS MSA	48	49	49	3,803,434	3,800,641	3,839,553	90.1	87.4	92.4	23	20	22	\$17.80	\$18.95	\$16.86

Table 5-1: Retail Occupancy & Rent by Area and Building Class
(Page 3)

PARISH/AREA	C RETAIL														
	No. of Properties Reporting Occupancy			Rentable Area Reported Available			Occupancy Rates (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR / WAREHOUSE DISTRICT	7	6	8	123,302	115,500	133,566	73.4	77.9	69.2	7	4	7	\$24.57	\$39.38	\$41.00
CENTER CITY	13	13	14	256,994	256,994	291,994	86.4	87.0	93.1	2	7	5	\$24.57	\$24.79	\$31.14
GENTILLY/LAKEVIEW/LAKEFRONT	11	9	10	195,960	126,586	134,455	99.4	100.0	90.6	1	0	2	\$38.50	NA	\$24.44
LAKE FOREST/NO EAST	11	13	14	362,065	414,965	463,808	79.8	82.6	72.7	3	13	7	\$13.27	\$12.02	\$12.10
ORLEANS WESTBANK	4	4	5	126,710	126,710	134,184	82.8	97.6	95.3	3	2	3	\$11.42	\$11.25	\$13.50
PARISH TOTAL	46	45	51	1,065,031	1,040,755	1,158,007	84.6	87.1	82.2	16	26	24	\$22.47	\$21.86	\$24.44
JEFFERSON PARISH															
ELMWOOD/HARAHAN	12	12	12	215,214	215,214	215,214	95.1	88.6	87.3	5	6	6	\$17.33	\$14.61	\$17.64
KENNER	23	24	22	576,319	588,310	571,981	98.7	98.1	97.0	3	5	5	\$22.31	\$23.00	\$17.94
METAIRIE	41	42	40	692,801	701,597	689,605	93.2	92.9	86.5	21	22	27	\$27.53	\$28.61	\$29.23
JEFF. WESTBANK	36	37	36	1,096,131	1,148,743	1,133,334	93.5	92.7	92.5	3	11	10	\$22.31	\$18.94	\$22.80
PARISH TOTAL	112	115	110	2,580,465	2,653,864	2,610,134	94.7	93.6	91.5	32	44	48	\$22.37	\$21.29	\$21.90
ST. CHARLES PARISH	14	11	10	251,416	220,582	211,582	93.7	94.5	95.2	8	4	5	\$13.95	\$14.76	\$13.31
ST. BERNARD PARISH	7	7	7	73,008	73,008	73,008	89.5	92.7	90.6	3	2	3	\$15.30	\$17.00	\$21.67
ST. JOHN PARISH	6	5	4	101,765	84,965	74,115	96.4	98.7	97.8	3	2	1	\$13.97	\$14.15	\$21.00
NEW ORLEANS MSA	185	183	182	4,071,685	4,073,174	4,126,846	92.0	92.1	89.2	62	78	81	\$20.42	\$19.86	\$22.15

Table 5-1: Retail Occupancy & Rent by Area and Building Class
(Page 4)

PARISH/AREA	MALL														
	No. of Properties Reporting Occupancy			Rentable Area Reported Available			Occupancy Rates (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR / WAREHOUSE DISTRICT															
CENTER CITY															
GENTILLY/LAKEVIEW/LAKEFRONT															
LAKE FOREST/NO EAST															
ORLEANS WESTBANK															
PARISH TOTAL	4	4	4	627,250	627,250	627,250	96.7	91.6	90.3	0	0	0	NA	NA	NA
JEFFERSON PARISH															
ELIMWOOD/HARAHAN															
KENNER															
METAIRIE	1	1	1	1,182,521	1,182,521	1,182,521	97.5	97.6	99.0	0	0	0	NA	NA	NA
JEFF. WESTBANK	1	1	1	907,145	907,145	907,145	96.9	96.6	79.5	0	0	0	NA	NA	NA
PARISH TOTAL	2	2	2	2,089,666	2,089,666	2,089,666	97.2	97.2	90.5	0	0	0	NA	NA	NA
ST. CHARLES PARISH															
ST. BERNARD PARISH															
ST. JOHN PARISH															
NEW ORLEANS MSA	6	6	6	2,716,916	2,716,916	2,716,916	97.1	95.9	90.5	0	0	0	NA	NA	NA

Table 5-1: Retail Occupancy & Rent by Area and Building Class
(Page 5)

PARISH/AREA	ALL RETAIL (NOT INCLUDING FREESTANDING RETAIL)																	
	No. of Properties Reporting Occupancy						Rentable Area Reported Available			Occupancy Rates (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH																		
CBD & QTR / WAREHOUSE DISTRICT	11	11	13	750,552	800,750	818,816	92.9	88.8	87.6	7	5	7	\$24.57	\$36.57	\$41.00			
CENTER CITY	18	17	18	744,401	686,401	721,401	93.3	92.4	93.8	5	9	7	\$26.77	\$29.10	\$32.05			
GENTILLY/LAKEVIEW/LAKEFRONT	16	13	14	741,352	611,978	619,847	99.3	92.9	90.7	3	1	5	\$32.75	\$22.00	\$23.14			
LAKE FOREST/NO EAST	15	17	18	615,009	667,616	716,459	82.6	84.8	77.1	5	15	9	\$12.08	\$11.42	\$10.65			
ORLEANS WESTBANK	9	9	10	865,011	865,011	872,485	88.5	87.5	86.2	7	7	8	\$14.14	\$14.19	\$16.08			
PARISH TOTAL	69	67	73	3,716,325	3,631,756	3,749,008	91.5	89.1	87.0	27	37	36	\$21.71	\$23.11	\$23.42			
JEFFERSON PARISH																		
ELMWOOD/HARAHAN	17	18	18	1,609,300	1,647,300	1,647,300	89.0	86.9	88.0	7	9	9	\$18.69	\$15.79	\$19.17			
KENNER	29	31	29	1,322,243	1,353,734	1,376,317	90.8	89.4	90.6	6	9	9	\$18.85	\$18.42	\$16.48			
METAIRIE	63	64	61	3,735,395	3,744,191	3,511,422	94.4	94.7	94.9	32	30	34	\$25.75	\$25.40	\$25.30			
JEFF. WESTBANK	53	54	53	3,732,727	3,785,339	3,769,930	87.9	87.1	89.2	13	20	18	\$16.80	\$15.67	\$16.32			
PARISH TOTAL	162	167	161	10,399,665	10,530,564	10,304,969	90.8	90.1	91.1	58	68	70	\$20.02	\$18.82	\$19.32			
ST. CHARLES PARISH	16	13	12	409,891	379,057	370,057	96.1	96.8	95.1	8	5	6	\$13.95	\$14.76	\$13.28			
ST. BERNARD PARISH	14	14	14	544,308	544,308	471,300	91.4	94.5	102.4	6	4	7	\$14.10	\$14.62	\$16.66			
ST. JOHN PARISH	10	9	8	796,357	779,557	768,707	96.5	97.0	98.9	5	4	3	\$16.61	\$16.95	\$18.57			
NEW ORLEANS MSA	271	270	268	15,866,546	15,865,242	15,664,041	91.4	90.5	91.0	104	118	122	\$18.07	\$18.41	\$18.65			

Source: Survey of property owners and leasing agents by the UNO Institute for Economic Development & Real Estate Research and LACDB
Note: Tables should not be compared to prior report as properties are being added and due to corrections to prior survey responses.

Office Market Occupancy and Rent Trends

New Orleans Metro

- Office space occupancy by area and class are based on a survey of 298 office properties encompassing over 20.5 million square feet of rentable area, while rental rates per square foot are based on 144 reporting properties in 2025.
- Metro area office occupancy decreased slightly by 0.08% to 84.4% over 2024, while average rent increased by 3.11% to \$19.43 in 2025.
- Orleans Parish occupancy among 89 buildings with a more than 12.05 million square feet of rentable area increased slightly by 0.38% to 83.4% in 2025 (83.1% in 2024). Average rent also rose to \$22.07 per square foot based on the 51 properties reporting rent (\$19.55 in 2024).
- Occupancy decreased slightly in Jefferson Parish among the 184 buildings reporting with over 7.98 million square feet of rentable area from 86.6% in 2024 to 86.3% in 2025 or by 0.30%. Average rent also decreased in 2025 to \$18.34 per square foot among 86 properties reporting.
- Class A Office Towers, all of which are in the CBD of Orleans Parish, occupancy remained unchanged at 83.8%, while rents increased slightly to \$19.65 per square foot or by 0.87% over 2024. The office tower at 1515 Poydras Street has been removed from the survey following the purchase of the building by Gayle Benson. See the Office Spotlights for more information.
 - Among the seven buildings in Class A Office a small decrease in occupancy was reported for 2025 to 78.4%; average rent rose to \$25.30 per square foot from \$20.90 in 2024.
- Class B Office occupancy decreased to 85.3% in 2025 or by 1.10% over 2024 among the 78 buildings with nearly 5.7 million square feet of rentable area, while average rent remained the same at \$19.15 per square foot among the 46 properties reporting rent.
 - In Jefferson Parish, 56 buildings of approximately 3.8 million square feet of rentable area reported occupancy of 86.3% in 2025 meanwhile average rent reported was \$20.18 per square foot among 34 buildings reporting.
 - Orleans Parish occupancy decreased slightly to 86.3% in 2025 from 86.6% in 2024 among 22 buildings with over 1.48 million square feet of rentable area. Average rents rose by 1.47% to \$18.96 per square foot among 12 properties reporting rent.

New Orleans Metro

- Most office buildings surveyed fall into Class C Office with 191 buildings reporting over 3.7 million square feet. Occupancy rose by 1.67% to 89.3% in 2025, up from 87.8% in 2024. Average rents decreased slightly to \$20.31 per square foot or by 0.86%.
 - Jefferson Parish has the largest market share of Class C Office buildings with 123 surveyed totaling over 2.1 million square feet of rentable area. Occupancy decreased by 1.55% to 90.2%, while average rent decreased to \$15.51 per square foot among 47 buildings reporting rent in 2025

Southshore Office Spotlights:

- Elmwood Oaks (201 Evans Road)
 - Purchased by a group of local investors led by Richard Juge, owner of REMAX Commercial Brokers that plan to spend approximately \$1 million to renovate the property.
 - The office park is 6.6 acres, with four 1 story buildings built in the 1980s.
- Latter Center West (2800 Veterans Memorial Blvd.)
 - Belle Chasse Marine Transport (BCMT) purchased the building and will occupy 10,000 square feet of space.
 - The company will relocate its corporate headquarters and consolidate several of its businesses into this location.
- 2025 Canal Street
 - The former hotel and city government office building has been vacant since about 1999.
 - The building is part of a half-city block located across from the University Medical Center and VA Hospital, bounded by Canal, Iberville, South Prieur and North Johnson streets that has been purchased by developer David Fuselier.
 - The estimated \$50 million redevelopment project calls for the entire site to be transformed into a holistic health complex that integrates medical fitness with preventative care and community wellness.

New Orleans Metro

- 1515 Poydras
 - The office tower was purchased in 2025 by Gayle Benson. It is located across from Benson Tower, Champions Square and Caesars Superdome.
 - The 27-story, 529,000 square foot building, built in 1984, is currently 23% occupied.
 - Although there is no specific plan for the building, New Orleans City Business reported that the building will no longer compete in the traditional office market.
 - The building has been removed from the survey for 2025.
- The Security Center/Old Federal Reserve Building located at 147 Carondelet
 - The building was built in 1923 and operated as the Federal Reserve until 1963. In 1980, the building was purchased by David Oreck, founder of Oreck Vacuums. It was renamed when it was rented out as secure storage.
 - In 2025, the building was purchased by Alexander Ackel, owner of New Orleans Silver & Gold and Al Morris, owner of Crescent Holdings Company.
 - The redevelopment plan includes redesigning areas, including historic vaults, to be offered as a gold depository for security exchanges for high value auctions, reopen event spaces, including the Federal Ballroom.
 - There are plans for a museum on the 1st floor to showcase the building's history.
- 321 St. Charles Avenue
 - The former United Fruit Company Building, built in 1920 as the company's headquarters when they were the dominant company in the tropical fruit business in Central and South America.
 - Back on the market for \$10 million after being vacant since 2020. Current owners are Dr. Eric George and partners.
 - Five building complex that also includes 327 St. Charles Avenue and 710, 714 and 720 Union Streets that comprises 95,000 square feet of space.
 - The properties are eligible for historic state and federal tax credits.
- K&B Plaza – 1055 St. Charles Avenue
 - The building is for sale for the first time in 50 years. It has been under the ownership of the Besthoff family.
 - It is a 7-story, 69,569 square foot multi-tenant building with 206 parking spaces.
 - The building is on the market for \$11.44 million.

New Orleans Metro: Office Buildings: Description of Classes

- New Office Towers
 - Over 300,000 square feet of rentable area usually built since 1980, with excellent quality and full range of tenant services, typically with one or more major corporate tenants as anchors
- Old Class A (Urban)
 - Over 300,000 square feet of rentable area built prior to 1980, with average quality.
- Suburban Class A
 - Over 200,000 square feet of rentable area and over 10 floors in height and built since 1980.
- Class B
 - Generally, between 20,000 and 200,000 square feet of good quality and modern design. High quality suburban structures of 10 floors or less have been placed in Class B category.
- Class C & Garden Office
 - Structures smaller than 100,000 square feet as well as older structures with functional or environmental issues larger than 10,000 square feet.

Table 6-1: Office Occupancy & Rent by Area and Class, New Orleans Metro (Page 1)

PARISH/AREA	A TOWER														
	Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR.	13	14	14	8,053,164	8,582,638	8,582,638	83.8	83.8	82.2	12	13	14	\$19.65	\$19.48	\$18.61
CENTER CITY															
GENTILLY/LAKEVIEW /LAKEFRONT															
EAST															
ORLEANS WESTBANK															
PARISH TOTAL	13	14	14	8,053,164	8,582,638	8,582,638	83.8	83.8	82.2	12	13	14	\$19.65	\$19.48	\$18.61
JEFFERSON PARISH															
ELMWOOD															
KENNER															
METAIRIE															
JEFF. WESTBANK															
PARISH TOTAL															
ST. CHARLES PARISH															
ST. BERNARD PARISH															
ST. JOHN PARISH															
NEW ORLEANS MSA	13	14	14	8,053,164	8,582,638	8,582,638	83.8	83.8	82.2	12	13	14	\$19.65	\$19.48	\$18.61

Table 6-1: Office Occupancy & Rent by Area and Class, New Orleans Metro (Page 2)

PARISH/AREA	A OFFICE														
	Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR. CENTER CITY	2	2	2	1,034,112	1,034,112	1,034,112	70.7	74.7	71.9	2	2	2	\$25.54	\$17.00	\$17.00
GENTILLY/LAKEVIEW/LAKEFRONT LAKE FOREST/NO EAST ORLEANS WESTBANK															
PARISH TOTAL	2	2	2	1,034,112	1,034,112	1,034,112	70.7	74.7	71.9	2	2	2	\$25.54	\$17.00	\$17.00
JEFFERSON PARISH															
ELMWOOD KENNER METAIRIE JEFF. WESTBANK	5	5	5	2,029,649	2,029,649	2,029,649	82.4	82.0	81.7	5	5	5	\$25.05	\$24.80	\$24.35
PARISH TOTAL	5	5	5	2,029,649	2,029,649	2,029,649	82.4	82.0	81.7	5	5	5	\$25.05	\$24.80	\$24.35
ST. CHARLES PARISH															
ST. BERNARD PARISH															
ST. JOHN PARISH															
NEW ORLEANS MSA	7	7	7	3,063,761	3,063,761	3,063,761	78.4	79.5	78.4	7	7	7	\$25.30	\$20.90	\$20.68

Table 6-1: Office Occupancy & Rent by Area and Class, New Orleans Metro (Page 3)

PARISH/AREA	B OFFICE														
	Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR.	9	10	9	697,904	715,669	697,904	92.5	81.9	85.5	4	6	6	\$18.75	\$18.50	\$18.27
CENTER CITY	7	7	7	380,200	380,200	380,200	82.5	91.7	89.1	4	2	3	\$24.56	\$18.25	\$18.67
GENTILLY/LAKEVIEW/LAKEFRONT	2	2	2	72,830	72,830	72,830	97.1	97.1	93.3	1	1	2	\$20.00	\$20.00	\$19.50
LAKE FOREST/NO EAST	2	2	2	216,615	216,615	216,615	98.7	82.0	84.9	2	1	1	\$16.50	\$18.00	\$15.00
ORLEANS WESTBANK	2	2	2	121,114	121,114	121,114	34.1	100.0	100.0	1	0	0	\$15.00	NA	NA
PARISH TOTAL	22	23	22	1,488,663	1,506,428	1,488,663	86.3	86.6	87.9	12	10	12	\$18.96	\$18.69	\$17.86
JEFFERSON PARISH															
ELMWOOD	13	13	13	929,109	921,585	914,620	91.1	90.7	85.9	7	8	8	\$19.42	\$18.38	\$17.80
KENNER	2	2	2	178,840	178,840	178,840	54.7	65.6	53.4	2	2	2	\$21.75	\$17.46	\$19.44
METAIRIE	37	37	35	2,420,010	2,420,010	2,270,770	87.2	86.5	83.9	24	23	29	\$19.54	\$19.79	\$19.88
JEFF. WESTBANK	4	4	4	268,065	268,065	268,065	82.4	80.3	83.3	1	1	1	\$20.00	\$19.75	\$20.00
PARISH TOTAL	56	56	54	3,796,024	3,788,500	3,632,295	86.3	86.1	82.9	34	34	40	\$20.18	\$18.85	\$19.28
ST. CHARLES PARISH															
ST. CHARLES PARISH	7	7	7	292,971	292,971	292,971	75.7	78.2	80.9	5	5	5	\$15.95	\$15.75	\$16.05
ST. BERNARD PARISH															
ST. BERNARD PARISH	2	2	2	85,146	85,146	85,146	58.2	90.8	90.8	2	1	1	\$18.00	\$18.00	\$18.00
ST. JOHN PARISH															
ST. JOHN PARISH	0	1	1	NA	20,000	20,000	NA	100.0	94.4	0	0	1	NA	NA	\$10.75
NEW ORLEANS MSA	78	79	76	5,662,804	5,673,045	5,499,075	85.3	86.3	84.6	46	44	52	\$19.15	\$19.15	\$19.08

Table 6-1: Office Occupancy & Rent by Area and Class, New Orleans Metro (Page 4)

PARISH/AREA	C OFFICE														
	Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR.	20	21	20	649,013	730,948	722,448	83.7	68.8	67.8	9	9	9	\$32.05	\$26.11	\$27.93
CENTER CITY	16	14	14	375,586	318,754	325,154	85.6	86.6	81.9	8	5	7	\$24.89	\$25.56	\$22.36
GENTILLY/LAKEVIEW/LAKEFRONT	4	3	3	50,606	45,606	45,606	83.8	100.0	100.0	3	2	2	\$24.83	\$26.78	\$26.78
LAKE FOREST/NO EAST	3	3	2	50,500	50,500	35,500	87.0	91.2	83.1	2	2	2	\$20.90	\$24.71	\$24.71
ORLEANS WESTBANK	9	8	7	353,339	339,925	327,943	95.8	98.9	93.7	3	1	3	\$18.06	\$12.00	\$13.50
PARISH TOTAL	52	49	46	1,479,044	1,485,733	1,456,651	87.2	81.2	78.2	25	19	23	\$24.15	\$23.03	\$23.06
JEFFERSON PARISH															
ELMWOOD	13	13	12	201,144	201,144	192,782	96.5	97.3	99.1	3	10	2	\$11.92	\$20.52	\$17.85
KENNER	15	15	15	272,222	272,222	272,222	98.3	99.2	91.7	3	7	6	\$15.69	\$17.46	\$16.50
METAIRIE	84	86	82	1,392,325	1,422,725	1,367,796	87.5	89.9	86.4	36	45	40	\$18.58	\$19.07	\$20.30
JEFF. WESTBANK	11	12	12	294,632	332,591	275,843	91.0	89.6	91.8	5	8	2	\$15.85	\$16.13	\$13.50
PARISH TOTAL	123	126	121	2,160,323	2,228,682	2,108,643	90.2	91.6	89.0	47	70	50	\$15.51	\$18.30	\$17.04
ST. CHARLES PARISH	3	3	3	23,481	23,481	23,481	100.0	100.0	100.0	0	0	0	NA	NA	NA
ST. BERNARD PARISH	5	4	4	22,397	13,802	13,802	88.4	100.0	NA	0	0	0	NA	NA	NA
ST. JOHN PARISH	8	8	7	90,894	87,694	81,501	100.0	98.5	100.0	0	1	0	NA	\$16.50	NA
NEW ORLEANS MSA	191	190	181	3,776,139	3,839,392	3,684,078	89.3	87.8	85.0	72	90	73	\$20.31	\$20.48	\$20.38

Table 6-1: Office Occupancy & Rent by Area and Class, New Orleans Metro (Page 5)

PARISH/AREA	ALL OFFICE PROPERTIES														
	No Prop Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ORLEANS PARISH															
CBD & QTR.	44	47	45	10,434,193	11,063,367	11,037,102	83.1	81.8	80.5	27	30	31	\$24.00	\$20.27	\$20.45
CENTER CITY	23	21	21	755,786	698,954	705,354	84.0	89.4	85.8	12	7	10	\$24.73	\$21.91	\$20.52
GENTILLY/LAKEVIEW/LAKEFRONT	6	5	5	123,436	118,436	118,436	91.6	98.2	95.9	4	3	4	\$22.42	\$23.39	\$23.14
LAKE FOREST/NO EAST	5	5	4	267,115	267,115	252,115	96.5	83.8	84.6	4	3	3	\$18.70	\$21.36	\$19.86
ORLEANS WESTBANK	11	10	9	474,453	461,039	449,057	80.0	99.2	95.4	4	1	3	\$16.53	\$12.00	\$13.50
PARISH TOTAL	89	88	84	12,054,983	12,608,911	12,562,064	83.4	83.1	81.6	51	44	51	\$22.07	\$19.55	\$19.13
JEFFERSON PARISH															
ELMWOOD	26	26	25	1,130,253	1,122,729	1,107,402	92.0	91.9	88.2	10	18	10	\$15.67	\$19.45	\$17.83
KENNER	17	17	17	451,062	451,062	451,062	81.0	85.8	76.5	5	9	8	\$18.72	\$17.46	\$17.97
METAIRIE	126	128	122	5,841,984	5,872,384	5,668,215	85.6	85.8	83.7	65	73	74	\$21.06	\$21.22	\$21.51
JEFF. WESTBANK	15	16	16	562,697	600,656	543,908	86.9	85.4	87.6	6	9	3	\$17.93	\$17.94	\$16.75
PARISH TOTAL	184	187	180	7,985,996	8,046,831	7,770,587	86.3	86.6	84.2	86	109	95	\$18.34	\$19.02	\$18.51
ST. CHARLES PARISH	10	10	10	316,452	316,452	316,452	77.5	79.9	82.4	5	5	5	\$15.95	\$15.75	\$16.05
ST. BERNARD PARISH	7	6	6	107,543	98,948	98,948	64.5	92.1	92.1	2	1	1	\$18.00	NA	NA
ST. JOHN PARISH	8	9	8	90,894	107,694	101,501	100.0	98.7	98.9	0	1	1	NA	\$16.50	\$10.75
NEW ORLEANS MSA	298	300	288	20,555,868	21,178,836	20,849,552	84.4	84.5	82.7	144	160	153	\$19.43	\$18.84	\$18.03

Source: Survey of property owners and managers compiled by the UNO Institute for Economic Development & Real Estate Research

Note: This table should not be compared to those in previous editions of the report. Leasing agents/owners have provided us with new information or revised information for prior time periods. New properties may have been added and some adjustments were made to property classifications. NA: Insufficient information available to include in the analysis of trends or withheld to avoid disclosure of individual properties

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Northshore Region

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Residential Construction

Single-family New Construction

Table 2-3: Single Family Residential Building Permits – Northshore Region

Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	YTD 2025
Northshore											
St. Tammany	1,249	1,407	1,428	1,422	1,623	1,665	1,956	1,482	818	1,060	1,096
Tangipahoa	621	684	796	932	869	1,116	943	869	726	699	699
Northshore Total	1,870	2,091	2,224	2,354	2,492	2,781	2,899	2,351	1,544	1,759	1,795

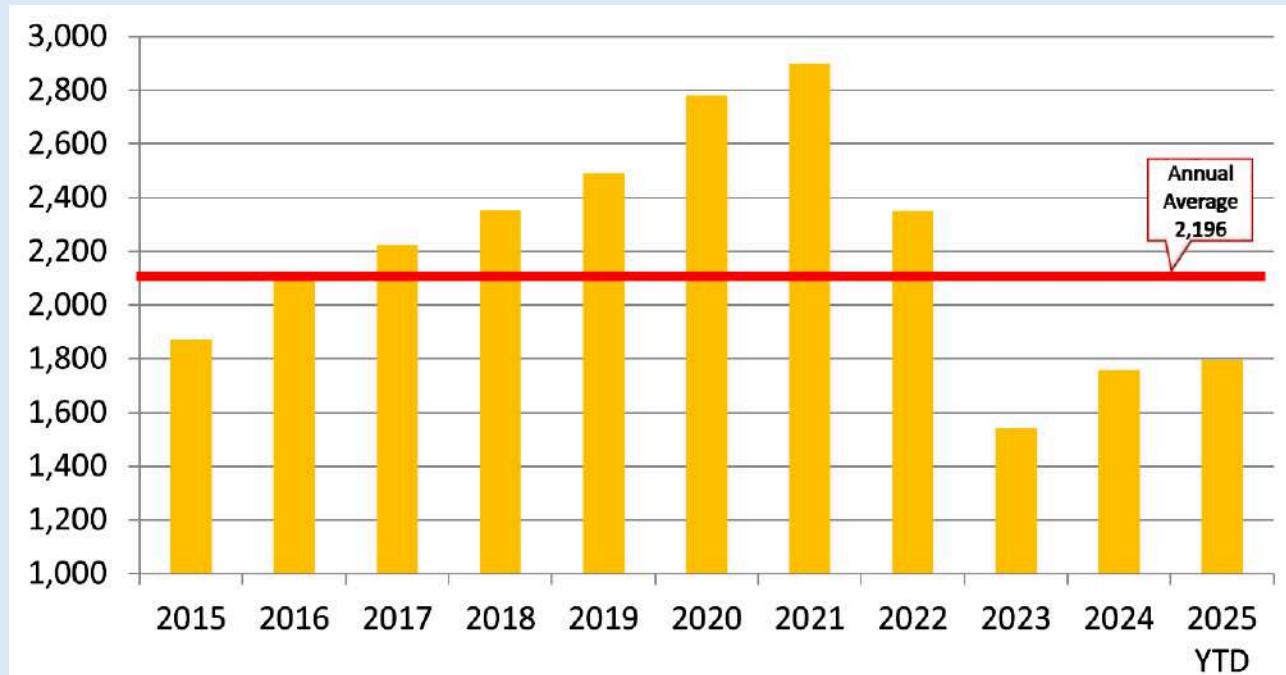
Area	Change										
	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	
Northshore											
St. Tammany	158	21	(6)	201	42	291	(474)	(664)	242	36	
Tangipahoa	63	112	136	(63)	247	(173)	(74)	(143)	(27)	0	
Northshore Total	221	133	130	138	289	118	(548)	(807)	215	36	

Source: U. S. Census Bureau: Residential Building Permits

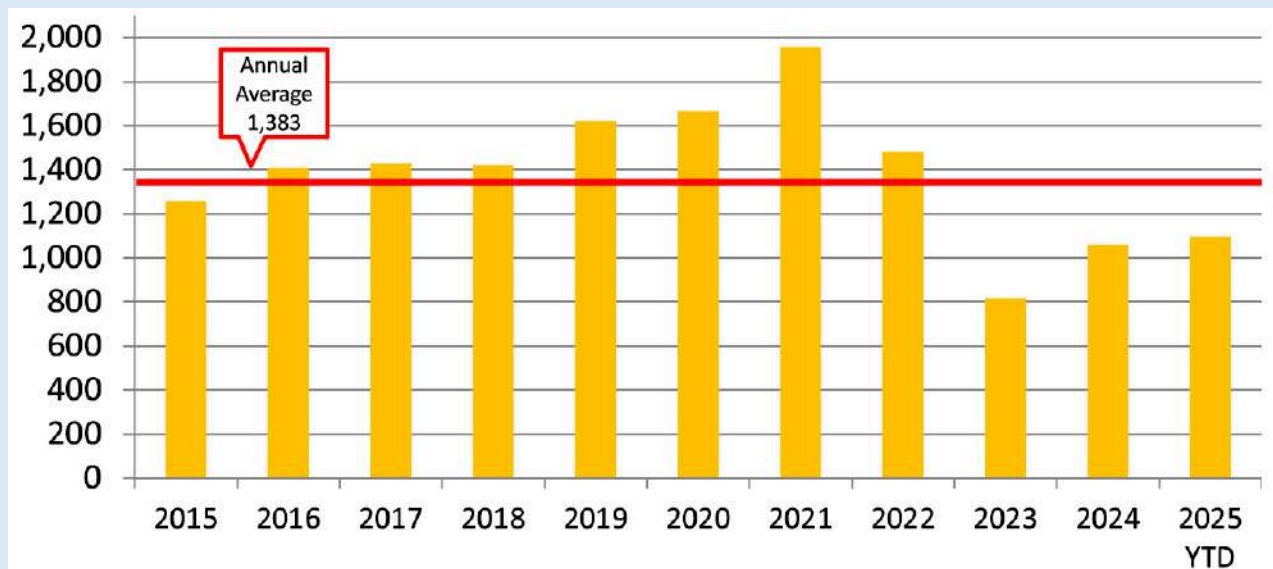
Monthly and year to date (YTD) data is not collected from as many parishes and places as is data for the annual series. For this reason, use caution when comparing year to date data with annual data. The data not available for parishes indicated by NA.

- Although new single-family construction on the Northshore slowed down, it still increased by 2.0% over 2024 with 1,795 permits issued in 2025.
- St. Tammany Parish has the largest share of permits issued between the two Northshore parishes at 1,096 in 2025.
- The same number of permits were issued, 699, in Tangipahoa Parish for both 2024 and 2025.

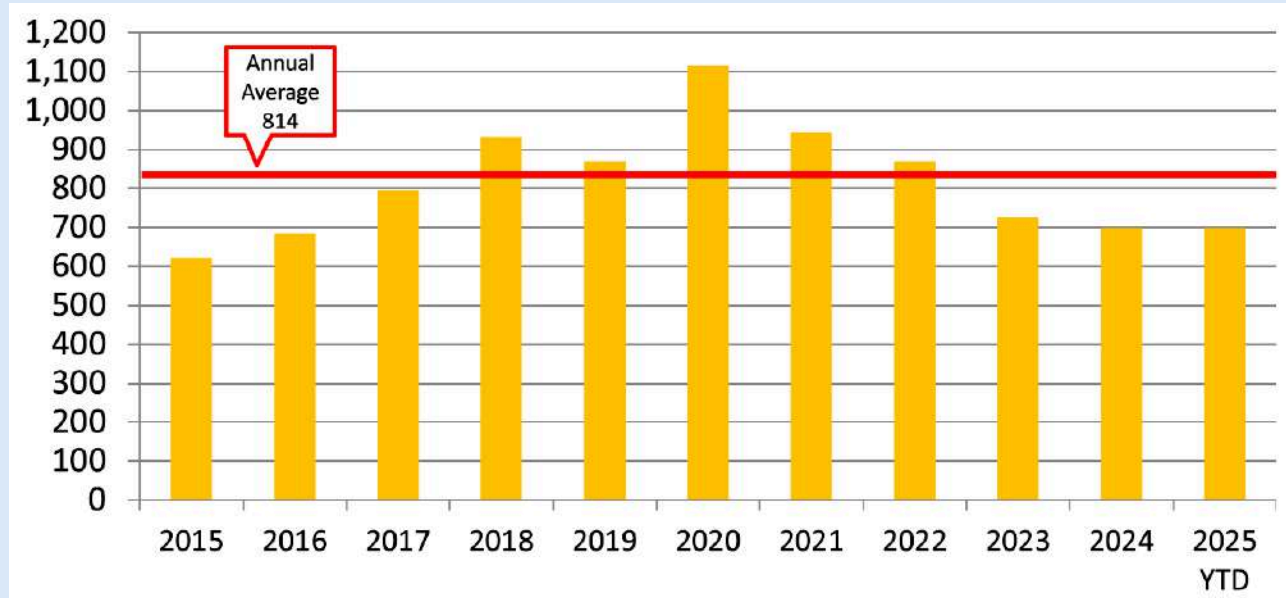
Graph 2-5: Northshore Region Single Family Permits



Graph 2-6: St. Tammany Parish Single Family Permits



Graph 2-7: Tangipahoa Parish Single Family Permits



Multi-family New Construction

Table 2-4: Multi-Family Residential Building Permits – Northshore Region

Area	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 YTD
Northshore											
St. Tammany	75	6	4	10	8	12	NA	NA	8	4	6
Tangipahoa	15	6	14	187	390	119	461	565	487	386	467
Northshore Total	90	12	18	197	398	131	461	565	495	390	473

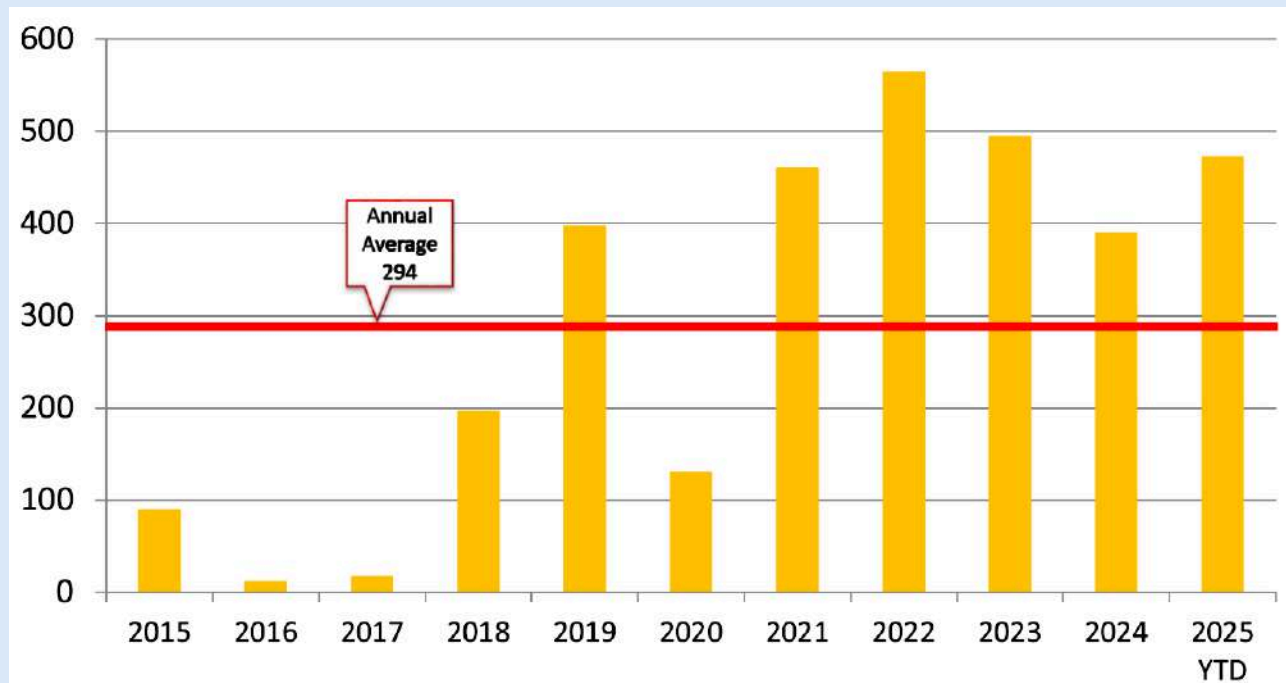
Area	Change									
	2015 -2016	2016 -2017	2017 -2018	2018 -2019	2019 -2020	2020 -2021	2021 -2022	2022 -2023	2023 -2024	2024 -2025
Northshore										
St. Tammany	(69)	(2)	6	(2)	4	NA	NA	NA	NA	NA
Tangipahoa	(9)	8	173	203	(271)	342	104	(78)	(101)	81
Northshore Total	(78)	6	179	201	(267)	342	104	(78)	(101)	81

Source: U. S. Census Bureau: Residential Building Permits

Monthly and year to date (YTD) data is not collected from as many parishes and places as is data for the annual series. For this reason, use caution when comparing year to date data with annual data. The data not available for parishes indicated by NA.

- The Northshore Region experienced an increase in multi-family construction. Permits issued increased to 473 in 2025 or by 21.3%.
- Multi-family permits in Tangipahoa increased by 21% to 467 in 2025 (386 in 2024).

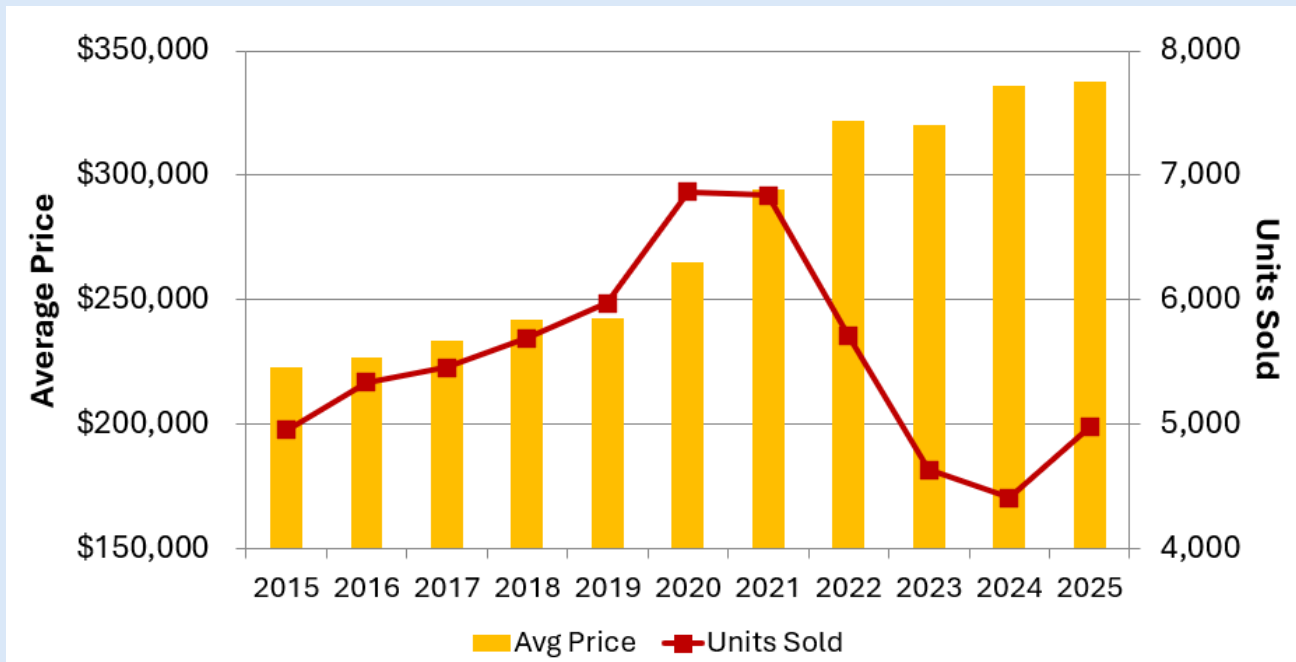
Graph 2-8: Multi-Family Residential Building Permits – Northshore Region



Residential Single-Family Sales

Northshore Region – Single-Family

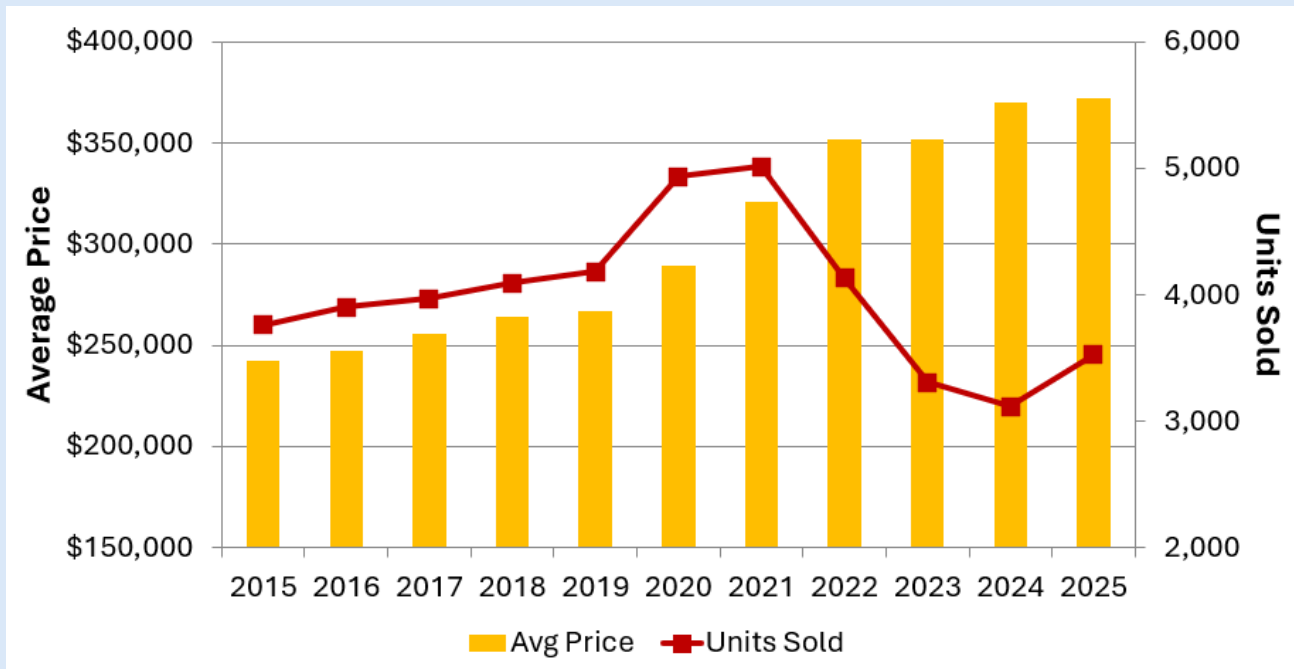
Graph 3-10: Northshore Region, Single Family Average House Price and Units Sold



- The average sales price for homes in the Northshore region increased to \$337,421 in 2025 or by 2.5% over 2024.
- Price per square foot for homes sold in the region for 2025 was \$158, an increase of \$2.00 PSF over 2024 (1.2%)
- The number of homes sold increased by 353 (7.6%) from 4,626 in 2024 to 4,979 in 2025.
- Days on Market rose from 61 days to 68 days in 2025.

St. Tammany Parish

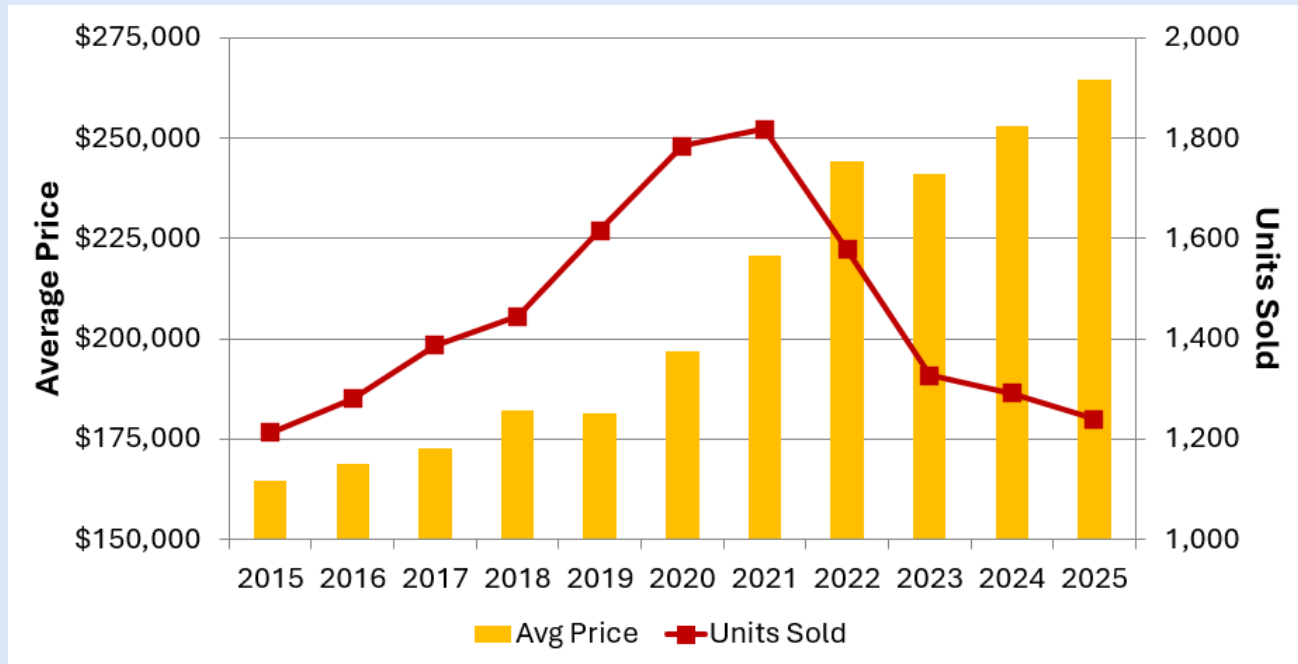
Graph 3-11: St. Tammany Parish, Single Family Average Price and Units Sold



- Unit sales in St. Tammany Parish increased by 409 sales (13.1%) from 3,115 in 2024 to 3,524 in 2025, while average sales price increased by (0.58%) to \$372,338 in 2025.
- East St. Tammany experienced a slight price increase of 0.37% in 2025, with a simultaneous increase in the number of units sold (12.5%) to 1,251 homes.
 - Zip Code 70461 (Slidell) showed the largest price decrease (3.56%) to \$296,577.
 - Zip Code 70460 (also Slidell) indicated the largest price increase of 3.79% to \$224,651.
- Central St. Tammany (Lacombe) had an increase in both number of sales and average sales price. The number of homes sold increased from 151 to 158 in 2025, and the average sales price increased from \$255,559 to \$262,212 (2.6%).
- West St. Tammany had the highest average sales price in 2025 at \$438,719, and unit sales increased by 14.2% to 2,115 in 2025.
 - The Madisonville (zip code 70447) had the largest decrease in average sales price at 8.7%, dropping to \$419,500 in 2025, but it still maintains the 4th highest average sale price in the Parish.
 - The zip code with the highest price increase was 70448 (Mandeville) at 10.11% with an average price of \$433,335 in 2025 (up from \$393,549 in 2024).
 - The Covington zip code 70433 recorded the highest number of sales in West St. Tammany with 537, a 10% increase from the 488 recorded in 2024.

Tangipahoa Parish

Graph 3-12: Tangipahoa Parish, Single Family Average Price and Units Sold



- In 2025, average sales price increased by 4.5% in the parish to \$264,416, with a decrease in the number of unit sales of 3.9% to 1,240 (from 1,291 prior yr).
- Days on market increased from 65 days to 69 days in 2025.
- Four of the eleven zip codes in Tangipahoa experienced average sales price decreases. Three of the four zip codes recorded 50 sales or less for 2025.
- Zip code 70403 (Hammond) had 265 sales in 2025, which was down 16 sales from 2024, but showed a 12.46% price increase up to \$271,509 in 2025.
- Ponchatoula (zip code 70454) had the highest number of sales in the parish at 521 but saw a small decrease (0.60%) in average sales price to \$268,974.
- The 70446-zip code in Tickfaw recorded the largest percentage increase in sales of over 109% from 2024 to 2025 (67 sales).

Table 3-7: Northshore Region Single Family House Price Trends

Parish	Data by Zip Code										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
St. Tammany	\$241,979	\$247,224	\$255,669	\$264,343	\$266,834	\$284,498	\$321,002	\$351,653	\$351,730	\$370,185	\$372,338
Eastern	\$183,085	\$190,720	\$198,539	\$204,249	\$213,810	\$236,556	\$264,823	\$279,375	\$282,903	\$273,010	\$274,019
Central (Lacombe)		\$165,820	\$181,905	\$184,197	\$178,515	\$207,086	\$231,285	\$257,069	\$250,477	\$255,559	\$262,212
Western	\$273,616	\$281,233	\$292,098	\$303,534	\$303,478	\$324,422	\$361,810	\$400,906	\$402,109	\$437,878	\$438,719
Tangipahoa	\$164,464	\$168,891	\$172,510	\$182,046	\$181,439	\$196,689	\$220,581	\$244,345	\$240,880	\$253,021	\$264,416
Washington	\$100,714	\$111,541	\$128,718	\$127,657	\$126,492	\$162,664	\$169,543	\$172,722	\$175,104	\$193,851	\$186,168
Northshore Region	\$218,502	\$222,504	\$229,506	\$237,951	\$238,469	\$261,110	\$290,008	\$316,649	\$313,314	\$329,101	\$337,421

Parish	Percent Change									
	2015 vs. 2016	2016 vs. 2017	2017 vs. 2018	2018 vs. 2019	2019 vs. 2020	2020 vs. 2021	2021 vs. 2022	2022 vs. 2023	2023 vs. 2024	2024 vs. 2025
St. Tammany	2.17%	3.42%	3.39%	0.94%	6.62%	12.83%	9.55%	0.02%	5.25%	0.58%
Eastern	4.17%	4.10%	2.88%	4.68%	10.64%	11.95%	5.49%	1.26%	-3.50%	0.37%
Central (Lacombe)			1.26%	-3.08%	16.00%	11.69%	11.15%	-2.56%	2.03%	2.60%
Western	2.78%	3.86%	3.92%	-0.02%	6.90%	11.52%	10.81%	0.30%	8.90%	0.19%
Tangipahoa	2.69%	2.14%	5.53%	-0.33%	8.41%	12.15%	10.77%	-1.42%	5.04%	4.50%
Northshore Region	1.83%	3.15%	3.68%	0.22%	9.49%	11.07%	9.19%	-1.05%	5.04%	2.53%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 3-8: Northshore Region Single Family Housing Sales by Zip Code

Parish/Zip Code City	2023			2024			2025			Percent Change (%)	
	Unit Sales	Average Sales Price	Total Dollar Volume Sales	Unit Sales	Average Sales Price	Total Dollar Volume Sales	Unit Sales	Average Sales Price	Total Dollar Volume Sales	2023-2024 Average Price	2024-2025 Average Price
St. Tammany Parish											
70452 Pearl River	95	\$261,327	\$24,826,079	93	\$264,402	\$24,589,340	110	\$270,492	\$29,754,150	1.18%	2.30%
70458 Slidell	419	\$283,575	\$118,817,829	372	\$267,511	\$99,514,153	422	\$274,172	\$115,700,683	-5.66%	2.49%
70460 Slidell	196	\$224,523	\$44,006,542	214	\$216,458	\$46,321,918	221	\$224,651	\$49,647,957	-3.59%	3.79%
70461 Slidell	518	\$308,407	\$159,754,675	433	\$307,534	\$133,162,064	498	\$296,577	\$147,695,307	-0.28%	-3.56%
East St. Tammany	1,228	\$282,903	\$347,405,125	1,112	\$273,010	\$303,587,475	1,251	\$274,019	\$342,798,097	-3.50%	0.37%
70445 Lacombe	133	\$250,477	\$33,313,455	151	\$255,559	\$38,589,403	158	\$262,212	\$41,429,505	2.03%	2.60%
Central St. Tammany	133	\$250,477	\$33,313,455	151	\$255,559	\$38,589,403	158	\$262,212	\$41,429,505	2.03%	2.60%
70420 Abita Springs	84	\$312,176	\$26,222,760	81	\$347,885	\$28,178,725	109	\$382,061	\$41,644,597	11.44%	9.82%
70431 Bush	37	\$380,216	\$14,068,000	38	\$338,656	\$12,868,945	48	\$370,158	\$17,767,585	-10.93%	9.30%
70433 Covington	609	\$412,456	\$251,185,902	488	\$491,593	\$239,897,604	537	\$483,878	\$259,842,513	19.19%	-1.57%
70435 Covington	310	\$351,250	\$108,887,359	329	\$351,317	\$115,583,348	395	\$356,012	\$140,624,770	0.02%	1.34%
70437 Folsom	66	\$412,748	\$27,241,387	54	\$512,165	\$27,656,900	50	\$505,652	\$25,282,599	24.09%	-1.27%
70447 Madisonville	288	\$424,170	\$122,160,829	289	\$459,456	\$132,782,883	379	\$419,500	\$158,990,382	8.32%	-8.70%
70448 Mandeville	287	\$379,552	\$108,931,301	319	\$393,549	\$125,542,065	342	\$433,335	\$148,200,518	3.69%	10.11%
70471 Mandeville	264	\$467,442	\$123,404,654	254	\$505,666	\$128,439,190	255	\$531,523	\$135,538,317	8.18%	5.11%
West St. Tammany	1,945	\$402,109	\$782,102,192	1,852	\$437,878	\$810,949,660	2,115	\$438,719	\$927,891,281	8.90%	0.19%
St. Tammany Parish Total	3,306	\$351,730	\$1,162,820,772	3,115	\$370,185	\$1,153,126,538	3,524	\$372,338	\$1,312,118,883	5.25%	0.58%
Tangipahoa Parish											
70401 Hammond	189	\$223,177	\$42,180,467	234	\$238,107	\$55,717,106	185	\$257,923	\$47,715,744	6.69%	8.32%
70403 Hammond	332	\$244,849	\$81,289,779	281	\$241,433	\$67,842,710	265	\$271,509	\$71,949,991	-1.39%	12.46%
70421 Akers	1	\$215,000	\$215,000	0	\$0	\$0	0	\$0	\$0	NA	NA
70422 Amite/Montpelier	48	\$251,663	\$12,079,800	41	\$233,098	\$9,557,000	48	\$270,721	\$12,994,619	-7.38%	16.14%
70436 Fluker	1	\$20,500	\$20,500	0	\$0	\$0	0	\$0	\$0	NA	NA
70442 Husser	2	\$397,750	\$795,500	3	\$245,333	\$736,000	2	\$492,500	\$985,000	-38.32%	100.75%
70443 Independence	42	\$218,870	\$9,192,533	57	\$228,708	\$13,036,370	50	\$219,477	\$10,973,850	4.50%	-4.04%
70444 Kentwood	39	\$199,012	\$7,761,486	33	\$222,152	\$7,331,000	31	\$270,647	\$8,390,061	11.63%	21.83%
70446 Loranger	50	\$273,180	\$13,659,000	45	\$311,305	\$14,008,740	44	\$270,238	\$11,890,489	13.96%	-13.19%
70454 Ponchatoula	527	\$250,939	\$132,244,600	509	\$270,586	\$137,728,205	521	\$268,974	\$140,135,237	7.83%	-0.60%
70455 Robert	49	\$220,700	\$10,814,284	50	\$253,614	\$12,680,705	22	\$252,507	\$5,115,150	14.91%	-8.32%
70456 Roseland	4	\$156,625	\$626,500	6	\$124,750	\$748,500	5	\$296,400	\$1,482,000	-20.35%	137.60%
70466 Tickfaw	42	\$203,044	\$8,527,827	32	\$226,978	\$7,263,299	67	\$242,451	\$16,244,191	11.79%	6.82%
Tangipahoa Parish Total	1,326	\$240,880	\$319,407,276	1,291	\$253,021	\$326,649,635	1,240	\$264,416	\$327,876,332	5.04%	4.50%
Washington Parish											
70426 Angie	15	\$167,133	\$2,507,000	11	\$237,627	\$2,613,900	9	\$176,722	\$1,590,501	42.2%	-25.6%
70427 Bogalusa	108	\$129,897	\$14,028,881	102	\$139,134	\$14,191,620	106	\$134,142	\$14,219,020	7.1%	-3.6%
70438 Franklinton/Sheridan	92	\$230,589	\$21,214,184	93	\$242,740	\$22,574,840	88	\$235,921	\$20,761,040	5.3%	-2.8%
70450 Mount Hermon	9	\$163,700	\$1,473,300	14	\$233,350	\$3,266,900	12	\$287,960	\$3,455,520	42.5%	23.4%
Washington Parish Total	224	\$175,104	\$39,223,365	220	\$193,851	\$42,647,260	215	\$186,168	\$40,026,081	10.7%	-4.0%
Northshore Region Total	4,856	\$313,314	\$1,521,451,413	4,626	\$329,101	\$1,522,423,433	4,979	\$337,421	\$1,680,021,296	5.04%	2.53%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

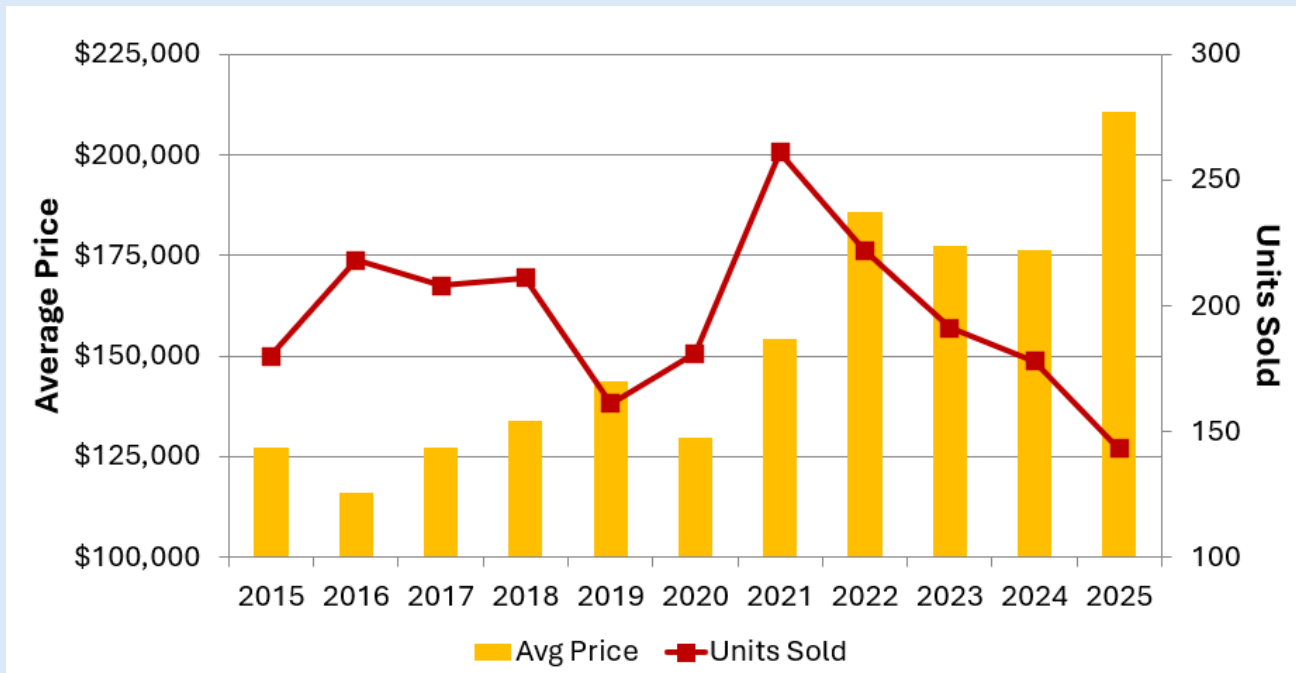
Table 3-9: Northshore Region Single Family Units Sold, Average Price, Average Price Per Square Foot & Days on Market

AREA	2024				2025			
	No of Sales	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market	No of Sales	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market
St. Tammany Parish								
E. St. Tammany	1,112	\$273,010	\$141	67	1,251	\$274,019	\$151	76
Central (Lacombe)	151	\$255,559	\$143	70	158	\$262,212	\$144	81
W. St. Tammany	1,852	\$437,878	\$185	52	2,115	\$438,719	\$188	61
Parish Total	3,115	\$370,185	\$167	58	3,524	\$372,338	\$173	67
Tangipahoa Parish	1,291	\$253,021	\$139	65	1,240	\$264,416	\$142	69
Washington Parish	220	\$193,851	\$108	73	215	\$186,168	\$103	75
Northshore Region	4,626	\$329,101	\$156	61	4,979	\$337,421	\$158	68

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Northshore Region – Condominiums

Graph 3-13: Northshore Region, Condominium Units Sold and Average Price



- The Northshore region condominium market is relatively small compared to that of the New Orleans metro with 149 units sold on the Northshore versus 579 in the New Orleans metro.
- On the Northshore, 96% of the condominium sales occurred in St. Tammany Parish during 2025 (143 units) which means only 6 Condo units were sold in Tangipahoa Parish.
- Condominium average sales prices increased by 18.2% from 2024 to \$208,197 in 2025, while unit sales declined by 16.3% to 149 units.
- Days on market increased from 68 days to 72 days.
- West St. Tammany recorded most of the unit sales in the region at 96 with the highest average sales price at \$248,273, an increase of over 24% from 2024 (\$199,945).

Graph 3-14: St. Tammany Parish, Condominium Units Sold and Average Price

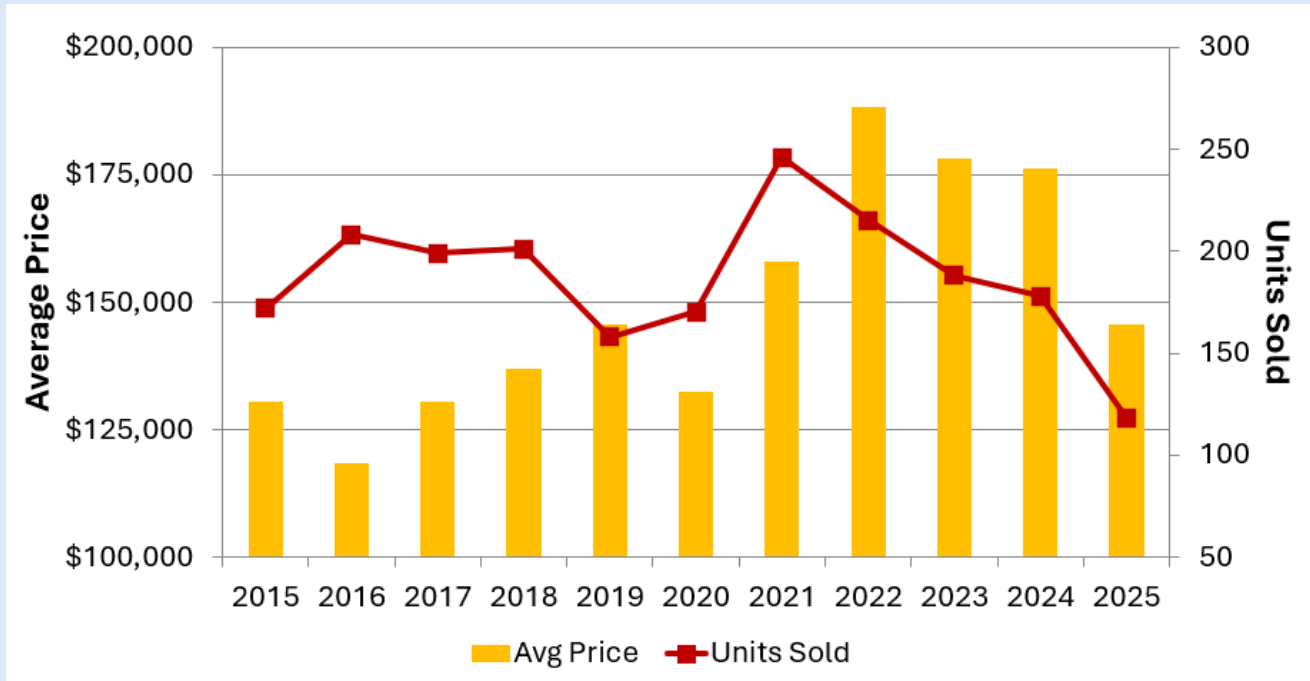


Table 3-10: Northshore Region Condominium Prices by Zip Code

	Data By MLS Areas				Data By Zip Code																	
	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025	
	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price	Units Sold	Average Price
St. Tammany	171	\$130,572	208	\$118,261	199	\$130,532	201	\$136,806	158	\$145,705	170	\$132,547	247	\$157,798	215	\$188,135	188	\$178,174	166	\$179,455	143	\$210,828
Eastern	65	\$85,795	95	\$88,915	78	\$93,781	71	\$106,123	55	\$106,368	63	\$94,821	95	\$116,684	76	\$139,768	76	\$124,021	49	\$130,530	47	\$134,347
Western	106	\$158,365	113	\$142,932	121	\$154,223	130	\$153,563	103	\$166,710	107	\$154,760	151	\$183,664	139	\$214,581	112	\$214,921	117	\$199,545	96	\$248,273
Tangipahoa	9	\$60,300	10	\$78,853	9	\$66,571	10	\$94,534	3	\$77,333	11	\$89,727	14	\$102,321	7	\$112,857	3	\$128,833	12	\$130,208	6	\$145,483
Northshore Region	180	\$127,256	218	\$115,863	208	\$127,105	211	\$133,710	161	\$143,559	181	\$129,759	261	\$154,237	222	\$185,762	191	\$177,399	178	\$176,155	149	\$208,197

	Percent Change										
	15 vs. 16	16 vs. 17	17 vs. 18	18 vs. 19	19 vs. 20	20 vs. 21	21 vs. 22	22 vs. 23	23 vs. 24	24 vs. 25	15 vs 25
St. Tammany	-9.43%	10.38%	4.81%	6.50%	-9.03%	19.05%	19.23%	-5.29%	0.72%	17.48%	61.46%
Eastern	3.64%	5.47%	13.16%	0.23%	-10.86%	23.06%	19.78%	-11.27%	5.25%	2.92%	56.59%
Western	-9.75%	7.90%	-0.43%	8.56%	-7.17%	18.68%	16.83%	0.16%	-7.15%	24.42%	56.77%
Tangipahoa	30.77%	-15.58%	42.00%	-18.20%	16.03%	14.04%	10.30%	14.16%	1.07%	11.73%	141.27%
Northshore Region	-8.95%	9.70%	5.20%	7.37%	-9.61%	18.86%	20.44%	-4.50%	-0.70%	18.19%	63.60%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 3-11: Northshore Region Condominium Unit Sales & Price Trends

Parish/Zip Code	City	2023			2024			2025			Percent Change (%)	
		Units Sold	Average Sales Price	Total Dollar Volume Sales	Units Sold	Average Sales Price	Total Dollar Volume Sales	Units Sold	Average Sales Price	Total Dollar Volume Sales	2023-2024 Average Price	2024-2025 Average Price
St. Tammany Parish												
70458	Slidell	38	\$115,474	\$4,388,000	18	\$117,989	\$2,123,800	21	\$117,329	\$2,463,900	2.2%	-0.6%
70460	Slidell	15	\$141,140	\$2,117,100	15	\$120,117	\$1,801,750	13	\$123,308	\$1,603,000	-14.9%	2.7%
70461	Slidell	23	\$126,978	\$2,920,500	16	\$154,400	\$2,470,400	13	\$172,877	\$2,247,400	21.6%	12.0%
East St. Tammany		76	\$124,021	\$9,425,600	49	\$130,530	\$6,395,950	47	\$134,347	\$6,314,300	5.2%	2.9%
70433	Covington	28	\$164,012	\$4,592,340	38	\$154,492	\$5,870,700	18	\$176,458	\$3,176,251	-5.8%	14.2%
70447	Madisonville	4	\$244,600	\$978,400	2	\$374,450	\$748,900	1	\$240,000	\$240,000	53.1%	-35.9%
70448	Mandeville	25	\$238,018	\$5,950,450	23	\$198,909	\$4,574,900	18	\$246,772	\$4,441,900	-16.4%	24.1%
70471	Mandeville	55	\$228,181	\$12,549,950	54	\$225,908	\$12,199,038	59	\$270,780	\$15,976,021	-1.0%	19.9%
West St. Tammany		112	\$214,921	\$24,071,140	117	\$199,945	\$23,393,538	96	\$248,273	\$23,834,172	-7.0%	24.2%
St. Tammany Parish Total		188	\$178,174	\$33,496,740	166	\$179,455	\$29,789,488	143	\$210,828	\$30,148,472	0.7%	17.5%
Tangipahoa Parish												
70401	Hammond	1	\$76,000	\$76,000	3	\$96,167	\$288,500	3	\$140,133	\$420,400	26.5%	45.7%
70403	Hammond	1	\$141,000	\$141,000	2	\$65,300	\$130,600	1	\$130,000	\$130,000	-53.7%	99.1%
70454	Ponchatoula	1	\$169,500	\$169,500	7	\$163,857	\$1,147,000	2	\$161,250	\$322,500	-3.3%	-1.6%
Tangipahoa Parish Total		3	\$128,833	\$386,500	12	\$130,508	\$1,566,100	6	\$145,483	\$872,900	1.3%	11.5%
Northshore Region Total		191	\$177,399	\$33,883,240	178	\$176,155	\$31,355,588	149	\$208,197	\$31,021,372	-0.7%	18.2%

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network
Note: Excludes lots, condominiums and multi-family dwellings. Includes single and double detached single family dwellings and townhomes.

Table 3-12: Northshore Region Condominium Units Sold, Average Price, Average Price Per Square Foot & Days on Market

MLS AREA	2024				2025			
	Unit Sold	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market	Unit Sold	Average Price	Ave. Price Per Sq. Ft.	Ave. Days on Market
St. Tammany Parish								
E. St. Tammany	49	\$130,530	\$117	75	47	\$134,347	\$114	81
W. St. Tammany	117	\$199,945	\$149	67	96	\$248,273	\$166	66
Parish Total	166	\$179,455	\$139	70	143	\$210,828	\$149	71
Tangipahoa Parish	12	\$130,508	\$115	49	6	\$145,483	\$118	100
Northshore	178	\$176,155	\$138	68	149	\$208,197	\$148	72

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Residential Rental Market

Northshore Region: Non-Apartment Rental Market

- In contrast to the New Orleans Metro, the number of non-apartment rentals (excluding condos) in the Northshore Region rose slightly by 0.2% to 1,707, while average rent increased by 1.7% to \$1,817 in 2025.
- During 2025 the number of non-apartment rentals (excluding condos) and average rent declined in St. Tammany Parish by 5.7% and 3.8%, respectively to 1,207 and \$1,959 in 2025.
- Tangipahoa Parish experienced increases in the number of rentals and average rent among the non-apartment rentals (excluding condos). The number of rentals reached 500 with average rent at \$1,450.
- The condominium rental market is relatively small on the Northshore with a total of 186 units rented during 2025 with average rent of \$1,477.
- St. Tammany Parish makes up the majority of condominium rentals at 155 units in 2025 with rent averaging \$1,525.

Table 4-4: Northshore Region Residential Rentals:
3-Plex, 4-Plex, Duplex/Double, Single Family and Townhouse

Parish/City	Zip Code	2023				2024				2025			
		Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent
St. Tammany Parish													
Pearl River	70452	18	3/2	1,374	\$1,237	20	3/2	1,325	\$1,384	25	3/2	1,477	\$1,400
Slidell	70458	222	3/2	1,628	\$1,863	224	3/2	1,578	\$1,726	220	3/2	1,584	\$1,801
Slidell	70460	85	3/2	1,493	\$1,613	100	3/2	1,502	\$1,631	92	3/2	1,437	\$1,618
Slidell	70461	171	3/2	1,851	\$1,962	195	3/2	1,808	\$2,052	182	3/2	1,822	\$2,093
East St. Tammany		496	3/2	1,672	\$1,832	539	3/2	1,638	\$1,813	519	3/2	1,636	\$1,852
Lacombe	70445	21	3/2	1,380	\$1,565	23	3/2	1,235	\$1,463	27	3/2	1,419	\$1,684
Central St. Tammany		21	3/2	1,380	\$1,565	23	3/2	1,235	\$1,463	27	3/2	1,419	\$1,684
Abita Springs	70420	31	3/2	1,523	\$1,681	30	3/2	1,411	\$1,702	31	3/2	1,456	\$1,755
Bush	70431	2	3/2	1,134	\$1,423	4	2/1	1,330	\$1,663	3	3/2	1,420	\$1,883
Covington	70433	240	3/2	1,601	\$1,921	247	3/2	1,623	\$2,608	164	3/2	1,601	\$2,805
Covington	70435	51	3/2	1,826	\$1,975	65	3/2	1,690	\$1,888	45	3/2	1,591	\$1,896
Folsom	70437	11	3/2	1,738	\$1,700	15	3/2	1,381	\$1,610	19	3/2	1,463	\$1,656
Madisonville	70447	64	3/2	1,912	\$2,349	65	3/2	1,773	\$2,199	94	3/2	1,781	\$2,273
Mandeville	70448	227	3/2	1,568	\$1,890	185	3/2	1,592	\$1,984	213	3/2	1,575	\$2,455
Mandeville	70471	91	3/2	1,886	\$2,132	107	3/2	1,903	\$2,209	92	3/3	1,874	\$2,250
West St. Tammany		717	3/2	1,668	\$1,965	718	3/2	1,661	\$2,222	661	3/2	1,639	\$2,043
St. Tammany Parish		1,234	3/2	1,664	\$1,904	1,280	3/2	1,643	\$2,036	1,207	3/2	1,633	\$1,959
Tangipahoa Parish													
Hammond	70401	108	2/2	1,187	\$1,443	93	2/2	1,217	\$1,266	106	3/2	1,270	\$1,338
Hammond	70403	136	3/2	1,293	\$1,320	106	3/2	1,272	\$1,354	140	3/2	1,370	\$1,439
Amite/Montpelier	70422	2	2/1	690	\$700	3	2/2	1,299	\$1,217	3	2/1	835	\$967
Independence	70443	12	3/2	1,336	\$1,183	9	3/2	1,247	\$1,194	14	2/1	1,123	\$1,103
Kentwood	70444	0	-	-	-	2	3/2	1,762	\$1,250	0	-	-	-
Loranger	70446	2	3/2	1,196	\$1,100	4	3/3	2,702	\$1,856	6	3/2	1,603	\$1,317
Ponchatoula	70454	145	3/2	1,477	\$1,590	170	3/2	1,413	\$1,546	181	3/2	1,511	\$1,668
Robert	70455	26	3/2	1,166	\$1,270	27	3/2	1,466	\$1,493	15	3/2	1,253	\$1,338
Roseland	70456	0	-	-	-	1	3/2	1,700	\$1,200	5	2/2	1,045	\$1,005
Tickfaw	70466	16	3/2	1,201	\$1,189	14	3/2	1,213	\$1,144	33	1/1	836	\$975
Tangipahoa Parish		445	3/2	1,314	\$1,422	424	3/2	1,343	\$1,413	500	3/2	1,351	\$1,450
Northshore Region		1,679	2/2	1,572	\$1,778	1,704	3/2	1,568	\$1,787	1,707	3/2	1,555	\$1,817
													\$1.21

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Table 4-5: Northshore Region Residential Rentals: Condominiums

Parish/City	Zip Code	2023				2024				2025				
		Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	Total No. Rentals	Ave. BR/BA	Ave. Living Area SF	Ave. Rent	
St. Tammany Parish														
Pearl River	70452	1	4/4	1,800	\$1,600	\$0.89	0	-	-	0	-	-	-	
Slidell	70458	47	2/2	1,013	\$1,242	\$1.30	48	2/1	1,053	\$1,312	\$1.36	38	2/2	
Slidell	70460	11	2/2	1,215	\$1,359	\$1.12	14	2/2	1,262	\$1,377	\$1.11	15	2/2	
Slidell	70461	12	3/2	1,218	\$1,758	\$1.45	14	2/2	1,275	\$1,613	\$1.27	11	2/2	
East St. Tammany		71	2/2	1,090	\$1,352	\$1.29	76	2/1	1,132	\$1,379	\$1.30	64	2/2	
Abita Springs	70420	0	-	-	-	-	0	-	-	-	-	8	2/2	
Covington	70433	20	2/2	1,146	\$1,555	\$1.41	18	2/2	1,151	\$1,506	\$1.35	22	2/2	
Covington	70435	1	1/1	801	\$1,300	\$1.62	0	-	-	-	-	0	-	
Madisonville	70447	2	3/3	1,804	\$1,825	\$1.02	0	-	-	-	-	1	2/3	
Mandeville	70448	22	2/2	1,314	\$1,518	\$1.18	17	2/2	1,308	\$1,627	\$1.28	29	2/2	
Mandeville	70471	30	2/2	1,419	\$1,694	\$1.20	46	2/2	1,334	\$1,672	\$1.27	31	2/2	
West St. Tammany		75	2/2	1,317	\$1,603	\$1.25	81	2/2	1,288	\$1,626	\$1.29	91	2/2	
St. Tammany Parish		146	2/2	1,207	\$1,481	\$1.27	157	2/2	1,213	\$1,506	\$1.29	155	2/2	
Hammond	70401	25	2/2	1,051	\$1,086	\$1.04	34	2/2	1,059	\$1,143	\$1.08	25	2/2	
Hammond	70403	5	2/2	1,140	\$1,145	\$1.03	3	2/2	1,243	\$1,083	\$0.90	6	2/2	
Tangipahoa Parish		30	2/2	1,066	\$1,096	\$1.04	37	2/2	1,074	\$1,138	\$1.07	31	2/2	
Northshore Region		176	2/2	1,186	\$1,424	\$1.23	194	2/2	1,186	\$1,436	\$1.25	186	2/2	
													\$1,477	
														\$1.31

Source: New Orleans Metropolitan Association of Realtors/Gulf South Real Estate Information Network

Apartment Market Occupancy and Rent Trends

Occupancy Trends

- St. Tammany Parish is reporting occupancy of 94.8%.
- Tangipahoa Parish occupancy remains almost unchanged from last year at 98.6%. It should be noted that Tangipahoa's inventory is primarily in Hammond, Louisiana, which has an inventory (100 plus units) of less than 2,000 units.

Rent Trends

- St. Tammany Parish (East and West) is reporting rents of \$1,596 per month.
- Tangipahoa Parish reports rents at \$1,139 per month.

New Construction

- Over the next 18 months we anticipate the announcement of additional inventory, specifically along the I-12 corridor in St. Tammany Parish.

Sales Activity

- Brookstone (240 units) Covington.

Table 4-6: Northshore Region Apartment Occupancy & Rent Summary

	Occupancy							Rent						
	2019	2020*	2021*	2022	2023	2024	2025*	2019	2020*	2021*	2022	2023	2024	2025*
Market Rate														
East St. Tammany	97.6%	98.8%	98.8%	95.5%	93.8%	95.3%	94.6%	\$1,133	\$1,158	\$1,499	\$1,601	\$1,513	\$1,592	\$1,534
West St. Tammany	95.7%	96.5%	95.8%	95.4%	96.1%	96.7%	95.0%	\$1,176	\$1,206	\$1,429	\$1,362	\$1,510	\$1,625	\$1,658
St. Tammany Parish Total	96.7%	97.7%	97.3%	95.5%	95.0%	96.0%	94.8%	\$1,154	\$1,182	\$1,464	\$1,482	\$1,512	\$1,609	\$1,596
Total Number of Units Reporting	4,403	4,138	4,535	4,274	5,743	5,493	5,493	4,241	4,145	4,543	3,949	5,743	5,693	5,493
Tangipahoa Parish	99.4%	100.0%	99.0%	97.6%	97.6%	98.5%	98.6%	\$807	\$845	\$1,039	\$1,171	\$1,152	\$1,132	\$1,139
Total Number of Units Reporting	507	501	832	822	822	822	813	511	501	832	822	822	822	813
Northshore Region Total (excluding elderly/subsidized)	98.0%	98.8%	98.2%	96.5%	96.3%	97.3%	96.7%	\$1,050	\$1,104	\$1,345	\$1,455	\$1,446	\$1,463	\$1,460
Total Number of Units Reporting	4,910	4,639	5,367	5,096	6,565	6,315	6,306	4,752	4,646	5,375	4,771	6,565	6,515	6,306

Source: Property surveys and online research compiled by the UNO Institute for Economic Development & Real Estate Research

* Note 2020 & 2021 & 2025 occupancy and rent are for market rate properties only (mixed income excluded)

Retail Market Occupancy and Rent Trends

Northshore Region

Retail inventory on the Northshore for 2025 encompasses 216 reporting centers with a combined rentable area of over 9.9 million square feet (Washington Parish has been included in the numbers from 2023 to 2025). Overall occupancy decreased slightly (-0.9%) between 2024 and 2025 to 82.4%, while average rent decreased to \$13.97 per square foot among the 80 centers reporting rent.

Across the Northshore Region, occupancy rates have continued to be affected by national and regional retail chain closures. Closures of retailers such as Dirt Cheap, which closed all 60+ locations in Southeast Louisiana (Slidell and Franklinton closed), Big Lots, although some locations reopened under new ownership, the Slidell location closed, and Party City (Mandeville closed) affected the occupancy rates in Class A and B retail centers.

The sale of Winn Dixie grocery stores in south Louisiana has contributed to the decrease in occupancy rates across the region. Stores were either purchased by Aldi's, Rouses or closed. The stores acquired by Aldi's and converted to their format resulted in large blocks of space available for lease as Aldi's only uses a portion of the Winn Dixie store footprint since their stores average approximately 22,000 square feet. In contrast, the Rouses rebranded stores are using the full footprint of the former Winn Dixie stores.

- Among the 22 Class A centers with over 5.0 million square feet surveyed, occupancy declined slightly between 2024 and 2025 to 88.2% (or by 0.4%). Average rent per square foot for Class A decreased over the same period to \$19.85 per square foot from \$20.88 in 2024.
- The 38 reporting Class B retail centers with 1.7+ million square feet experienced a 3.7% drop in occupancy to 89.1% in 2025 (92.6% in 2024) while average rent decreased by 7.8% to \$14.93 per square foot (\$16.20 in 2024).
- The demand in Class C space within the 154 retail centers (2.37+ million square feet) that reported occupancy rates decreased slightly by 0.3% to 88.7% in 2025 (89.0% in 2024), while rent decreased over the same period to \$12.89 per square foot among the 52 properties reporting rent..

Northshore Region

- St. Tammany accounts for the largest inventory with 167 centers reporting with over 7.4 million square feet of rentable area. Occupancy decreased to 84.5% or by 1.4% between 2024 and 2025. Average rent decreased to \$16.31 per square foot in 2025 among the 69 buildings reporting rent.
- Tangipahoa Parish had 40 reporting retail properties with a little under 2.0 million square feet of rentable area in 2025. The occupancy rate increased 1.1% to 93.4 from 92.4% in 2025, while average rent decreased 13.2% among eight reporting properties to \$16.85 per square foot.
- Washington Parish had nine retail centers reporting with under 460,000 square feet of rentable area. Reported occupancy for 2025 was 73.2% with an average rent of \$8.75 among three centers reporting rent.

St. Tammany Parish

- Northshore Mall (Slidell)
 - The mall is not included in Table 5-2 as the interior of the mall has been closed since 2019 and there are only two operating retailers: At Home Store (former Sears), Dillard's Clearance Center.
 - 2025 – The City of Slidell considered purchasing the mall under interim Mayor Bill Borchet. Slidell backed away from the idea once they learned Morguard was selling two of the anchor stores.
 - January 2026 announcement of Acquistapace's grocery, based in St. Tammany Parish, had purchased the former Conn's Home Plus and JCPenney anchor sites. No specific details on plans for the two sites have been released, only that one of the store sites would open and operate under the Acquistapace's banner. Acquistapace's currently operates a grocery in Covington and specialty stores in Mandeville and Slidell.
 - The findings of a redevelopment feasibility report by Colliers commissioned by the City of Slidell in partnership with the St. Tammany Economic Development Corporation were released. The purpose of the report was to identify the best redevelopment options for the mall site. The top two uses identified were an event space and a distribution/logistics center. A link to the report may be found on the City of Slidell website.
- Goodwill (Slidell)
 - November 2025 - opened a new location in the former JoAnn's store on Northshore Blvd. following the closure of its Plaza 190 location on way 190.
- Fremaux Town Center (Slidell)
 - Lodge Cast Iron Factory Outlet opened its first Louisiana store (4,500 square feet) in December 2025.
 - Gensis Health Club acquired Esporta Fitness, rebranded location opened February 2025.
- Stirling Slidell Centre (Slidell)
 - Home Outlet Store, a 100% employee-owned discount building materials retailer, opened in the former PetSmart space of approximately 20,000 square feet; this is their seventh location in Louisiana.
- Premier Centre (Mandeville)
 - HomeGoods opened a 30,500 square foot store in the Spring 2025 (moving across the highway from its former location at 3317 Highway 190).
- Trader Joe's (Mandeville)
 - Announced December 2025 that it will open in the former Home Goods location on Highway 190

Table 5-2: Northshore Region Retail Occupancy and Rent by Area and Building Class (Page 1)

PARISH/AREA	A RETAIL														
	No of Properties Reporting Occupancy			Rentable Area Available			Occupancy Rate (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
	Difference Fall 2024 vs Fall 2025														
SUDELL	8	8	8	1,656,657	1,656,657	1,656,657	74.8	74.8	75.8	8	5	5	\$15.00	\$14.55	\$15.30
COVINGTON	5	5	5	1,485,967	1,485,967	1,208,656	97.3	96.5	96.5	1	3	1	\$14.00	\$21.17	\$13.50
MANDEVILLE	6	5	4	589,258	589,258	542,614	93.0	95.0	89.6	3	3	1	\$29.33	\$28.83	\$25.50
ST. TAMMANY PARISH TOTAL	19	18	17	3,731,882	3,731,882	3,407,927	86.6	86.6	85.4	12	11	7	\$19.44	\$21.52	\$18.10
HAMMOND	3	3	3	1,338,466	1,338,466	1,338,466	92.4	94.0	96.8	3	2	0	\$19.33	\$20.25	NA
TANGIPAHOA PARISH TOTAL	3	3	3	1,338,466	1,338,466	1,338,466	92.4	94.0	96.8	3	2	0	\$20.25	\$20.25	NA
NORTHSHORE REGION TOTAL	22	21	20	5,070,348	5,070,348	4,746,393	88.2	88.6	88.6	15	13	7	\$19.85	\$20.88	\$18.10

PARISH/AREA	B RETAIL														
	No of Properties Reporting Occupancy			Rentable Area Available			Occupancy Rate (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
	Difference Fall 2024 vs Fall 2025														
SUDELL	9	9	9	625,342	625,342	625,342	83.2	88.4	92.7	4	4	4	\$14.15	\$14.60	\$13.85
COVINGTON	13	7	7	301,651	301,651	289,225	86.4	95.6	96.8	5	3	4	\$12.25	\$15.50	\$17.38
MANDEVILLE	9	13	14	600,321	600,321	661,417	93.2	94.6	90.2	4	7	8	\$18.80	\$10.29	\$15.63
ST. TAMMANY PARISH TOTAL	31	29	30	1,527,314	1,527,314	1,575,984	87.8	92.2	92.4	13	14	16	\$15.07	\$13.46	\$15.62
AMITE	1	1	1	38,888	38,888	38,888	100.0	100.0	100.0	0	0	0	NA	NA	NA
HAMMOND	4	4	4	112,438	112,438	112,438	97.3	93.2	93.2	2	2	2	\$20.00	\$19.05	\$17.55
PONTCHATOULA	2	2	2	90,732	90,732	90,732	97.0	94.1	97.2	1	1	1	\$9.60	\$19.20	\$17.45
TANGIPAHOA PARISH TOTAL	7	7	7	242,058	242,058	242,058	97.6	94.6	95.8	3	3	3	\$14.80	\$19.13	\$17.50
FRANKLINTON	1	1	1	82,300	82,300	82,300	100.0	98.5	100.0	0	1	0	NA	\$16.00	NA
WASHINGTON PARISH TOTAL	1	1	1	82,300	82,300	82,300	100.0	98.5	100.0	0	1	0	NA	\$16.00	NA
NORTHSHORE REGION TOTAL	38	36	37	1,769,372	1,769,372	1,818,042	89.1	92.6	92.9	16	17	19	\$14.93	\$16.20	\$16.56

Table 5-2: Northshore Region Retail Occupancy and Rent by Area and Building Class (Page 2)

PARISH/AREA	C RETAIL																	
	No of Properties Reporting Occupancy			Rentable Area Available			Difference Fall 2024 vs Fall 2025	Occupancy Rate (%)			No of Properties Reporting Rent			Rental Rates				
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023		Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023		
	36	36	34	523,258	523,258	503,001	0	90.1	89.2	93.6	16	15	14	\$16.54	\$17.89	\$15.95		
SLIDELL	3	3	3	44,731	44,731	44,731	0	100.0	100.0	100.0	0	1	1	NA	\$8.75	\$8.75		
ABITA SPRINGS	30	29	30	426,528	421,128	412,224	5,400	94.9	90.0	86.8	8	14	13	\$8.00	\$18.46	\$13.00		
COVINGTON	45	46	44	561,542	569,542	547,408	(8,000)	91.4	92.0	89.2	20	19	19	\$18.73	\$19.17	\$17.92		
MANDEVILLE	2	3	1	24,000	29,400	12,000	(5,400)	100.0	84.7	100.0	0	1	0	NA	\$31.00	NA		
MADISONVILLE	116	117	112	1,580,059	1,519,364	(8,000)	(8,000)	92.3	90.6	90.4	44	50	47	\$14.42	\$19.05	\$13.91		
ST. TAMMANY PARISH TOTAL																		
AMITE	0	1	1	0	30,162	30,162	(30,162)	NA	73.5	47.0	0	0	1	NA	NA	\$9.00		
HAMMOND	25	26	25	317,812	351,412	339,076	(33,600)	92.4	84.5	84.8	5	7	7	\$15.50	\$18.84	\$15.13		
PONCHATOULA	3	3	3	86,068	86,068	86,068	0	100.0	100.0	91.7	0	0	1	NA	NA	\$17.09		
ROBERT	1	1	1	6,000	6,000	6,000	0	100.0	100.0	100.0	0	0	0	NA	NA	NA		
SPRINGFIELD	1	1	1	9,000	9,000	9,000	0	100.0	100.0	100.0	0	0	0	NA	NA	NA		
TANGIPAHOA PARISH TOTAL	30	32	31	418,880	482,642	470,306	(63,762)	94.2	87.1	84.1	5	7	9	\$15.50	\$18.84	\$13.74		
BOGALUSA	4	4	4	206,332	206,544	206,332	0	71.3	87.7	71.3	1	1	1	\$6.50	\$6.50	\$6.50		
FRANKLINTON	4	4	4	170,225	170,225	170,225	0	62.7	80.4	89.2	2	2	2	\$11.00	\$11.00	\$11.50		
WASHINGTON PARISH TOTAL	8	8	8	376,557	376,769	376,557	(212)	67.4	84.4	79.4	3	3	3	\$8.75	\$8.75	\$9.00		
NORTHSHORE REGION TOTAL	154	157	151	2,375,496	2,447,470	2,366,227	(71,762)	88.7	89.0	87.4	52	60	59	\$12.89	\$15.55	\$12.22		

PARISH/AREA	MALL																	
	No of Properties Reporting Occupancy			Rentable Area Available			Difference Fall 2024 vs Fall 2025	Occupancy Rate (%)			No of Properties Reporting Rent			Rental Rates				
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023		Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023		
	1	1	1	621,192	621,192	621,192	0	43.4	51.2	51.2	0 <td>0</td> <td>0</td> <td>NA</td> <td>NA</td> <td>NA</td>	0	0	NA	NA	NA		
SLIDELL	1	1	1	621,192	621,192	621,192	0	43.4	51.2	51.2	0	0	0	NA	NA	NA		
ST. TAMMANY PARISH TOTAL	1	1	1	621,192	621,192	621,192	0	43.4	51.2	51.2	0	0	0	NA	NA	NA		
NORTHSHORE REGION TOTAL	1	1	1	621,192	621,192	621,192	0	43.4	51.2	51.2	0	0	0	NA	NA	NA		

Table 5-2: Northshore Region Retail Occupancy and Rent by Area and Building Class (Page 3)

PARISH/AREA	ALL RETAIL															
	No of Properties Reporting Occupancy			Rentable Area Available			Difference Fall 2024 vs Fall 2025	Occupancy Rate (%)			No of Properties Reporting Rent			Rental Rates		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023		Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ST. TAMMANY PARISH	167	165	160	7,460,447	7,468,447	7,124,467	(8,000)	84.5	85.7	85.0	69	75	70	\$16.31	\$18.01	\$15.88
TANGIPAHOA PARISH	40	42	41	1,999,404	2,063,166	2,050,830	(63,762)	93.4	92.4	93.8	8	12	12	\$16.85	\$19.41	\$15.62
WASHINGTON PARISH	9	9	9	458,857	459,069	458,857	(212)	73.2	86.9	83.1	3	4	3	\$8.75	\$12.38	\$9.00
NORTHSHORE REGION TOTAL	216	216	210	9,918,708	9,990,682	9,634,154	(71,974)	82.4	83.1	82.8	80	91	85	\$13.97	\$16.60	\$13.50

Source: Survey of property owners and leasing agents by the UNO Institute for Economic Development & Real Estate Research and LACDB
Note: Tables should not be compared to prior report as properties are being added and due to corrections to prior survey responses.

Office Market Occupancy and Rent Trends

Northshore Region

- Occupancy in the 185 office buildings encompassing over 3.1 million square feet of rentable area reporting on the Northshore in 2025 decreased (by 1.0%) to 87.5% from 88.4% in 2024. Over the same period average rent also decreased to \$22.05 from \$23.97 per square foot among the 58 office properties reporting rent. The office buildings on the Northshore fall into Class B and C categories.
- St. Tammany has the largest footprint of the Northshore's inventory with 160 buildings reporting and more than 2.8 million square feet of office space.
- In 2025, occupancy decreased slightly (0.9%) in St. Tammany Parish to 87.9% from 88.7% in 2024, while average rent decreased over the same time period to \$18.10 per square foot from \$27.92.
- In Tangipahoa Parish, office demand among 22 reporting buildings decreased slightly during 2025 to 87.3% from 88.6% in 2024, while average rent also decreased to \$26.01 from \$27.92 per square foot in 2024.

Table 6-2: Office Occupancy & Rent by Area and Class,
Northshore Region

PARISH/AREA	B OFFICE														
	No Prop Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Average Asking Rents (PSF)		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
SLIDELL	4	4	3	125,878	125,878	121,822	84.8	82.1	88.3	2	1	1	\$19.05	\$22.50	\$21.50
LACOMBE	2	2	2	77,096	77,096	77,096	52.6	36.2	41.0	2	2	2	\$15.00	\$12.00	\$12.00
COVINGTON	22	22	22	942,397	956,824	956,824	84.4	88.9	89.9	11	10	12	\$21.18	\$22.20	\$20.79
MANDEVILLE	15	14	14	398,259	370,943	370,943	92.8	91.6	90.5	4	7	9	\$16.44	\$19.89	\$21.21
MADISONVILLE	0	1	1	NA	27,316	27,316	NA	100.0	100.0	0	0	0	NA	NA	NA
ST. TAMMANY PARISH TOTAL	43	43	42	1,543,630	1,558,057	1,554,001	85.0	86.5	87.7	19	20	24	\$17.92	\$19.15	\$18.88
AMITE	1	1	1	25,972	25,972	25,972	100.0	100.0	100.0	0	0	0	NA	NA	NA
HAMMOND	1	2	2	57,487	57,487	57,487	93.9	88.5	97.3	1	1	1	\$35.00	\$39.00	\$25.55
TANGIPAHOA PARISH TOTAL	1	2	2	83,459	83,459	83,459	95.8	92.1	98.1	1	1	1	\$35.00	\$39.00	\$25.55
NORTHSHORE REGION TOTAL	44	45	44	1,627,089	1,641,516	1,637,460	85.6	86.8	88.2	20	21	25	\$26.46	\$29.07	\$22.21

PARISH/AREA	C OFFICE														
	No Prop Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Average Asking Rents (PSF)		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
SLIDELL	32	32	34	363,051	363,051	371,107	95.0	94.2	93.5	5	5	9	\$16.12	\$14.81	\$15.09
LACOMBE	1	1	1	2,407	2,407	2,407	100.0	100.0	37.7	0	0	1	NA	NA	\$13.60
COVINGTON	36	38	37	368,342	388,219	364,709	91.8	89.6	88.0	14	13	12	\$20.39	\$15.18	\$16.29
MANDEVILLE	44	46	45	539,626	557,688	545,688	88.3	90.2	88.0	11	14	14	\$17.84	\$17.60	\$19.65
MADISONVILLE	4	4	4	30,976	30,976	30,976	93.5	93.0	70.9	1	2	0	\$18.75	\$35.98	NA
ST. TAMMANY PARISH TOTAL	117	121	121	1,304,402	1,342,341	1,314,887	91.3	91.2	89.1	31	34	36	\$18.28	\$20.89	\$16.16
AMITE	1	1	1	16,900	16,900	16,900	100.0	100.0	100.0	0	0	0	NA	NA	NA
HAMMOND	20	21	23	173,042	178,097	201,793	81.9	85.9	92.0	7	6	6	\$17.02	\$16.84	\$14.07
TANGIPAHOA PARISH TOTAL	21	22	24	189,942	194,997	218,693	83.5	87.1	92.6	7	6	6	\$17.02	\$16.84	\$14.07
WASHINGTON PARISH	3	3	3	11,036	11,036	11,036	100.0	100.0	100.0	0	0	0	NA	NA	NA
NORTHSHORE REGION TOTAL	138	143	145	1,494,344	1,537,338	1,533,580	90.3	90.7	89.6	38	40	42	\$17.65	\$18.87	\$15.11

PARISH/AREA	ALL OFFICE														
	No Prop Reporting Occupancy			Rentable Area Available			Occupancy Rates (%)			No Prop Reporting Rent			Average Asking Rents (PSF)		
	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023	Fall 2025	Fall 2024	Fall 2023
ST. TAMMANY PARISH	160	164	163	2,848,032	2,900,398	2,868,888	87.9	88.7	88.3	50	54	60	\$18.10	\$20.02	\$17.52
TANGIPAHOA PARISH	22	22	24	273,401	278,456	302,152	87.3	88.6	94.1	8	6	6	\$26.01	\$27.92	\$19.81
WASHINGTON PARISH	3	3	3	11,036	11,036	11,036	100.0	100.0	100.0	0	0	0	NA	NA	NA
NORTHSHORE REGION	185	189	190	3,132,469	3,189,890	3,182,076	87.5	88.4	88.6	58	60	66	\$22.05	\$23.97	\$18.66

Source: Survey of property owners and managers compiled by the UNO Real Estate Market Data Center

Note: This table should not be compared to those in prior reports. Leasing agents/owners have provided us with new information or revised information in prior time periods. New properties may have been added, and some adjustments were made to property classifications and locations.

Warehouse / Industrial Market

Warehouse / Industrial Market

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Warehouse / Industrial Market

Industrial Real Estate Market Demand

The New Orleans metro warehouse market can best be described as flat in 2025, though this is not necessarily an indication of weak demand. Leasing activity and absorption remain within line of the 10-year average while rental rates are creeping up but generally remain below the rents necessary to justify large-scale speculative development unless a developer can wait for the right user.

New warehouse occupants in the New Orleans MSA tend to be those serving the regional maritime and heavy-industrial industries. This contrasts with larger warehouse markets in high-population regions, which are typically driven by distribution to residents and businesses within a short drive.

FastSites is a \$150 million fund from Louisiana Economic Development (LED) to make sites across Louisiana ready for development. Four of the nineteen selected sites statewide are within the New Orleans MSA with rail, road and other site infrastructure improvements planned. These investments are likely to spur private development activity and have impacts on the industrial market.

- Avondale Global Gateway – Jefferson Parish
- Esperanza – St. Charles Parish
- Naval Support Activity Site/Newlab – Orleans Parish
- Gulf South Commerce Park – St. Tammany Parish

The Role of Maritime and Heavy Industries

The region downriver of Baton Rouge through the mouth of the Mississippi River has for centuries been a key connection between the United States and the world. This stretch of river continues to be a critical corridor for the import and export of agricultural, petrochemical, raw material and component parts for industries that make modern life possible. Major projects announced or completed recently have brought renewed attention to this industrial corridor. These projects are often completed in partnership with, or directly developed by, the five deep-draft state port authorities on the Mississippi River, which together form the largest port complex in the world. The port jurisdictions which most directly contribute to the demand for industrial real estate in the New Orleans area are the Port of New Orleans in St. Bernard, Orleans, and Jefferson parishes, and the Port of South Louisiana in St. Charles, St. John, and St. James parishes. Many warehouse occupants in the region are private companies that serve major industrial and maritime operators that produce, package, or process the products that flow through the ports along the Lower Mississippi River in Louisiana.

The Port of New Orleans

The deep-draft container terminal in uptown New Orleans owned by the Port of New Orleans is the only such facility anywhere on the Mississippi River. While the regional population is not enough to drive import volumes like those seen on the West Coast or Mid-Atlantic ports, the location at the mouth of the river uniquely positions it to export containerized cargoes flowing downriver from the Midwest and Southeast United States to international markets. For example, plastic nurdles, paper and pulp, frozen poultry, fresh and frozen agricultural products, and well-known food brands like Tabasco hot sauce are all produced, processed, or packaged at industrial facilities in the New Orleans area before being shipped in 20- and 40-foot containers from the Port's docks.

Major imports handled in local warehouses include grain, oilseeds, coffee, rubber, bulk metals, and chemical products. In fact, the Port of New Orleans is the top coffee importing port in the nation thanks to specialized coffee roasting and transportation companies that work closely with well-known coffee brands, like Folgers Coffee, New Orleans Roast and PJ's Coffee, to receive coffee beans from the Caribbean and Latin America and distribute their products domestically and internationally.

Louisiana International Terminal (LIT) Development

The Port of New Orleans is advancing one of the region’s most significant infrastructure projects—the \$1.8 billion Louisiana International Terminal (LIT) in St. Bernard Parish. This project, a public-private partnership with terminal operators Ports America and the Mediterranean Shipping Company’s terminal development and investment arm, Terminal Investment Limited (TiL), will be developed on 1,100 acres in Violet, LA. Designed as a deep-draft, multimodal container facility, LIT will position the Port of New Orleans to compete more effectively with regional ports like Houston and Mobile by accommodating vessels of all sizes.

The terminal has already secured substantial funding: \$300 million in federal grants, an \$800 million commitment from TiL, and \$50 million from the state for the design of the St. Bernard Transportation Corridor, which will link the facility to the interstate system. Currently in the environmental review phase with the U.S. Army Corps of Engineers, the project is expected to receive permitting approvals in 2025, with construction contracts to follow. A phased opening is planned between 2028 and 2031, with full operational capacity projected to reach 1.2 million containers (or 2 million TEUs) annually over the next 25 years.

The economic impact of LIT is expected to be substantial, with projections estimating 32,000 new jobs nationwide—18,000 of which will be in Louisiana, including 4,300 in St. Bernard Parish. By 2050, the terminal is expected to generate an additional \$1 billion in state and local tax revenue, reinforcing its significance as a transformative project for the region’s industrial and logistics sectors.

The Port of South Louisiana

The Port of South Louisiana (PoSL) jurisdiction spans 54 miles within St. Charles, St. John, and St. James parishes, all stretched along the Mississippi River between New Orleans and Baton Rouge. PoSL continues to be one of the largest bulk cargo ports in the United States, with private companies in this jurisdiction processing or transloading petrochemical products, agricultural commodities, and raw materials essential to domestic and international supply chains. The Port recently completed a new dock access bridge at Globalplex, its port-owned bulk cargo facility in Reserve, LA. This expansion will significantly increase cargo handling efficiency at this public transloading terminal.

As shown in table 7-4, PoSL handled 248.3 million short tons of cargo throughput in 2025 – a minor decline from the previous year – and a return to the same volumes as in 2023.

Agricultural products and petrochemicals/crude oil made up 90% of the volumes, reflecting the significant role these industries play in the economy and the industrial services firms which operate in the Port of South Louisiana’s three parish jurisdiction.

Table 7-1: Port of South Louisiana: Total Throughput (In Short Tons), 2012 – 2025

Year	Total Tonnage	% Change	Agricultural Products	% Change	Petro-Chemical/ Crude Oil	% Change	Coal/Ore	% Change	Other	% Change
2012	278,900,938	-	83,519,446	-	147,850,017	-	41,787,730	-	5,743,746	-
2013	266,321,346	-4.5	76,174,074	-8.8	156,374,228	5.8	28,366,866	-32.1	5,406,179	-5.9
2014	291,833,284	9.6	97,056,469	27.4	166,335,611	6.4	20,290,653	-28.5	8,150,552	50.8
2015	292,756,723	0.3	102,510,772	5.6	164,786,546	-0.9	20,223,812	-0.3	5,235,593	-35.8
2016	294,913,884	0.7	108,476,318	5.8	165,794,300	0.6	15,694,349	-22.4	4,948,919	-5.5
2017	307,859,422	4.4	102,625,698	-5.4	173,062,917	4.4	24,594,652	56.7	7,576,155	53.1
2018	303,100,514	-1.5	104,885,839	2.2	155,455,155	-10.2	33,090,700	34.5	9,670,839	27.6
2019	258,657,069	-14.7	91,100,294	-13.1	137,759,755	-11.4	23,150,643	-30.0	6,646,377	-31.3
2020	250,450,883	-3.2	107,268,836	17.7	117,859,255	-14.4	18,995,045	-18.0	6,327,931	-4.8
2021	229,797,480	-8.2	100,587,421	-6.2	99,552,387	-15.5	23,006,019	21.1	6,651,652	5.1
2022	239,257,758	4.1	99,659,827	-0.9	109,362,956	9.9	23,667,380	2.9	6,567,593	-1.3
2023	248,130,992	3.7	90,095,784	-9.6	128,675,154	17.7	21,404,660	-9.6	7,955,395	21.1
2024	251,414,191	1.3	100,069,260	11.1	119,906,460	-6.8	23,484,583	9.7	7,953,888	0.0
2025	248,253,325	-1.3	99,453,316	-0.6	123,440,073	2.9	18,218,262	-22.4	7,141,674	-10.2

Source: Port of South Louisiana Tonnage Report, Q4/2025; February 2026

Table categories above contain the following categories reported in the 2016 Port of South Louisiana Tonnage Report:

Agricultural Products: Animal Feed, Barley, Edible Oils, Maize, Milo, Rice, Soybeans, Sugar/Molasses, Wheat; Other: Concrete/Stone Products, Steel Products, Other Petro-Chemical/Crude Oil; Chemical/Fertilizers, Crude Oil, Petrochemicals; Coal & Ores: Coal/Lignite/Coke, Ore

Louis Armstrong International Airport (MSY)

Air freight cargo handling levels at Louis Armstrong International Airport saw notable fluctuations in recent years, as shown in table 7-5. In 2022, total cargo volumes reached 67,712 metric tons, a record for at least the last decade. This aligns with the period of elevated industrial activity seen across the region during that time. The 52,689 metric tons that crossed the tarmac in 2025 represents the lowest volumes since 2017 and reinforces the overall flat trend in the industrial market.

This decline aligned with national trends, as market demand for air cargo softened and carriers adjusted operations in response to shifting supply chain dynamics. The downturn reflects a broader post-pandemic market correction, with freight movements stabilizing after years of disruption.

Table 7-2: Air Freight Cargo Tonnage Trends, Louis Armstrong International Airport, 2013 – 2025

Louis Armstrong International Airport 2013 - 2025		
Year	Metric Tons	% Change
2013	42,085	
2014	40,112	-4.7%
2015	40,186	0.2%
2016	48,829	21.5%
2017	51,882	6.3%
2018	58,538	12.8%
2019	60,378	3.1%
2020	60,687	0.5%
2021	63,649	4.9%
2022	67,712	6.4%
2023	58,151	-14.1%
2024	60,255	3.6%
2025	52,689	-12.6%

Source: Louis Armstrong International Airport; Airport Data & Statistics; December 2025

Warehouse Trends

Over the past five years, industrial availability in the New Orleans MSA has experienced notable changes, with total availability peaking at 4.16 million square feet in 2019 before declining sharply to 2.59 million square feet in 2022. However, availability has returned to 3.69 million square feet in 2025, approximately matching the ten-year average.

The stabilizing force in the New Orleans MSA remains the small and mid-size warehouse users – which have historically been the majority of the occupiers in this market. As has been the case for much of recent history, the most common occupants of industrial space continue to be existing companies moving from one location in the region to another.

Between 2024 and 2025, total industrial availability increased by 448,834 square feet (14%), with significant fluctuations across submarkets:

A few large transactions significantly impacted the total availability and leasing activity in 2025. The most significant absorption of available space came from the New Orleans East market with a net occupancy of 190,000 square feet. This area includes the privately managed Propel Park development within NASA's Michoud Assembly Center. Phase I of this project was fully leased in 2025, taking 250,000 square feet out of the market, while leaving three construction-ready pads available for another 800,000 square feet of space.

The St. Charles warehouse market led the way on available square footage this year, with a 240,000 square foot space becoming available within the former Southern Glazers facility in St. Rose, and a 125,000 square foot speculative warehouse developed just across the Mississippi River in the Luling Business Park. Both buildings remain available, contributing to total available space in the MSA, which increased 14% compared to 2024. Absent these two facilities, the MSA would have seen only a 3% increase in availability from 2024. Further indicating that the market is neither growing explosively, nor shrinking considerably. In other words, the market is flat.

Warehouse Trends

Table 7-3: Summary of Warehouse/Industrial Measured in Total Square Footage Availability: New Orleans Metropolitan Area by Submarket, 2015 – 2025

Warehouse Availability New Orleans Metropolitan by Submarket 2015 - 2025													
Area	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24	12/25	YOY SF Change	YOY % Change
New Orleans	321,591	495,722	637,288	572,834	1,006,198	945,013	607,228	660,136	777,480	531,653	710,343	178,690	34%
New Orleans East	189,550	363,208	370,058	107,571	337,109	312,799	305,350	55,502	359,143	587,635	397,114	(190,521)	-32%
Elmwood/Labarre	1,251,181	1,332,556	1,235,713	1,436,679	1,110,384	977,461	1,096,858	496,235	634,189	794,961	761,489	(33,472)	-4%
Kenner	344,036	250,851	310,593	252,389	259,428	240,568	108,844	97,055	206,072	359,470	315,360	(44,110)	-12%
North Metairie	26,265	50,349	33,372	76,657	NA	NA	NA	NA	NA	NA	NA		
St. Charles/St. John	382,601	419,407	467,787	467,829	415,137	530,593	512,928	450,226	350,320	606,298	1,045,230	438,932	72%
Westbank	1,094,259	862,762	1,071,661	1,174,497	1,029,925	1,011,175	833,597	837,368	257,373	354,607	453,922	99,315	28%
Total New Orleans	3,609,483	3,774,855	4,126,472	4,088,456	4,158,181	4,017,609	3,464,805	2,596,522	2,584,577	3,234,624	3,683,458	448,834	14%

Source: NAI Letter & Blum, Inc. (2014-2018); Max I. Derbes, Inc. (2019-2025)

Warehouse Trends

Graph 7-1: Summary of Warehouse/Industrial Measured in Total Square Footage Availability: New Orleans MSA by Submarket, 2015 – 2025



Rental Rates and Vacancy Trends (2024–2025)

Rental Rates

Rental rates remained stable between 2024 and 2025. Distribution space rates ranged from \$3.00 to \$8.00 per square foot, with an average around \$4.50 per square foot, while service center rates in St. Charles/St. John and Elmwood/Labarre were between \$8.00 and \$10.00 per square foot. The vast majority of warehouse inventory in the market is at least 30 years old. As such, warehouses developed more recently often have lease rates in excess of the ranges described here, with \$8.50 to \$12.00 per square foot being common for newer construction. Rents are typically quoted as NNN, with the rising cost of insurance and other expenses being the occupant’s responsibility.

Vacancy Rates

Vacancy rates continue to reflect a largely flat market, with the major increases and decreases being the result of three properties becoming occupied or vacant in 2025.

- New Orleans East: Decreased from 15% to 10%; reflecting the 267,000 square feet warehouse leased within Propel Park.

St. Charles/St. John: Distribution vacancy rose from 10% to 20%; reflecting the 240,000 square foot distribution center vacated by Southern Glazer’s in St. Rose, and the speculatively constructed 125,000 square foot facility in Luling Business Park.

Table 7-4: Summary of Vacancy and Rental Rates for Warehouse Space by Market Sector: 2024 and 2025

Area	Rental Rates PSF				Vacancy Rates			
	2024		2025		2024		2025	
	Distribution	Service Center	Distribution	Service Center	Distribution	Service Center	Distribution	Service Center
St. Charles/St. John	\$5.00 - \$6.75	\$7.00 - \$10.00	\$5.00 - \$7.00	\$8.00 - \$10.00	10%	10%	20%	12%
Kenner	\$3.50 - \$5.00	NA	\$4.00 - \$6.00	NA	7%	NA	7%	NA
Elmwood/Labarre	\$5.00 - \$7.00	\$8.50 - \$10.00	\$6.00 - \$8.00	\$8.50 - \$10.00	4%	2%	4%	2%
New Orleans	\$3.00 - \$5.00	NA	\$4.00 - \$6.00	NA	8%	NA	10%	NA
New Orleans East	\$3.00 - \$4.50	NA	\$3.00 - \$4.50	NA	15%	NA	10%	NA
Westbank	\$3.00 - \$4.50	NA	\$4.00 - \$6.00	NA	4%	NA	5%	NA

Source: Max J. Derbes, Inc.

Notable Availabilities in the Market

240,000 SF Distribution Center – St Rose

The former Southern Glazer facility at 111 Riverbend Drive in St. Rose, LA, is the largest available warehouse in the New Orleans MSA, offering approximately 65,000 to 240,000 square feet of modern warehouse and distribution space. Marketed by Leon Audibert with Property One, Inc., the tilt-up concrete warehouse is listed at \$8.50 per square foot (NNN) and became available for occupancy in late 2025. Its location near major transportation routes and Louis Armstrong International Airport makes it a strategic option for businesses requiring large-scale distribution space.

125,000 SF Distribution Center – Luling, LA

Luling Business Park at the foot of the Interstate 310 off-ramp on the west bank of St. Charles Parish is one of the first large speculative warehouse developments in the New Orleans market in over 20 years. This newly constructed, steel-framed warehouse currently offers 125,000 square feet of available industrial space, with suites ranging from 40,000 to 125,000 square feet. Marketed by Gerard Henry of Max J. Derbes, Inc., lease rates are between \$10 and \$12 per square foot, depending on lease terms, buildout requirements, occupancy date, and tenant credit. The property is located approximately 35 minutes from both the Port of New Orleans docks and the Port of South Louisiana's Globalplex docks, making it well-positioned for petrochemical, construction, and regional distribution users. Future development plans allow for up to 750,000 square feet across multiple buildings, each ranging from 125,000 to 250,000 square feet and demisable to 40,000 square feet. Unlike build-to-suit options, which typically require a year or more for delivery, this facility is available for immediate occupancy.



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