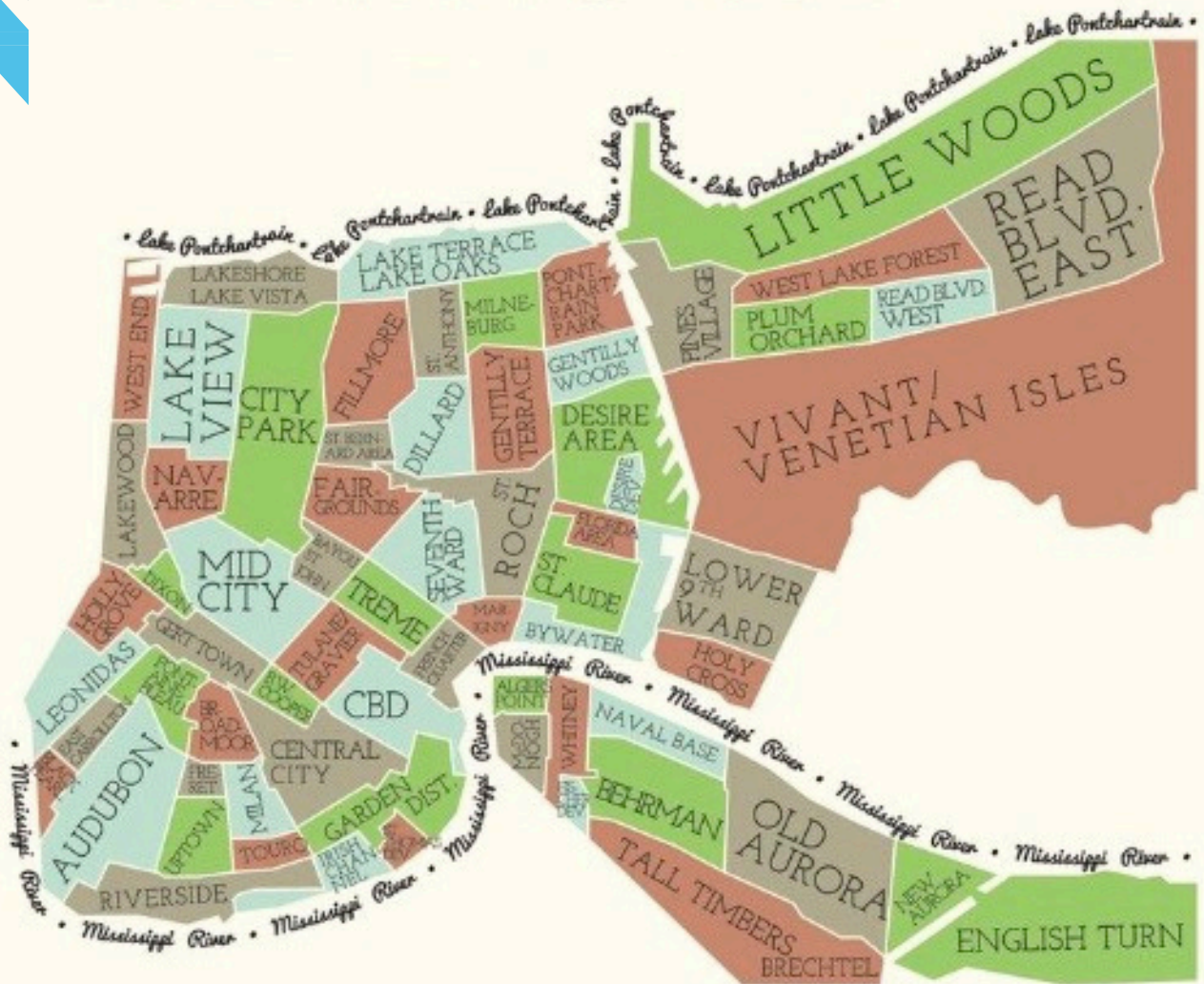




New Orleans



THE ULTIMATE RELOCATION GUIDE

From **Finding a House**
to **Feeling at Home**
in the Greater New Orleans Area



Michael D. Lester
MDL Homes & Luxury
(504) 559-4652
www.mdl-homes.com
Keller Williams Realty 4550100



YOUR GUIDE TO THE RELOCATION PROCESS

Whether you're moving across town or across the country, relocating to a new area can be both exciting and stressful.

Chances are good that you'll be changing more than your address. Besides a new home, you may also be searching for new jobs, schools, doctors, restaurants, stores, and more. You'll need to pack and make moving arrangements—and possibly sell your old home.

With so much to do, you may be wondering: ***Where do I start?***

This guide can serve as your roadmap, providing essential information and insights to ease your transition and save you time, money, and hassle along the way. Inside you'll find tips to help you choose a community, find your new home, sell your current home, plan your departure, prepare for your arrival, and get settled.

To avoid getting overwhelmed, focus on one step at a time. And don't hesitate to ask for support! We're here as a resource to help make your relocation as pleasant and painless as possible.

~Michael



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CHOOSE A COMMUNITY

When planning a relocation, one of the first things you'll need to decide is where you want to live. This could be as broad as an area of town, or you might narrow it down to a specific neighborhood.

You'll want to consider a variety of factors, such as:

- **Proximity to Work** – Map out the commute to your workplace and the availability of public transportation, if you plan to use it.
- **Amenities** – Make a list of essential amenities you'd like nearby such as grocery stores, gyms, restaurants, and parks.
- **Neighborhood Vibe** – Visit the area to gauge its atmosphere and characteristics, such as walkability, retail offerings, and population density.
- **Cost of Living** – Evaluate property prices, rent, utility costs, and overall affordability of different neighborhoods to match your financial situation and needs.
- **Schools** – If you have children or plan to in the future, consider the public schools they would be zoned to attend or the proximity to your preferred private schools.
- **Safety** – Look up local crime statistics and evaluate safety measures, like street lighting and speed bumps.

NEIGHBORHOOD PROFILES

Researching the ins and outs of various neighborhoods can be time-consuming and sometimes difficult. For a local's inside look into the top communities in the GNO, check out our Neighborhood Profile Pages 📌



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NEIGHBORHOOD PROFILES

Whether you're completely new to the area or a local considering a move within the GNO, we've got you covered! Below, you'll find some high-level insights into a few of the most sought-after neighborhoods in our market. Each of these communities offers unique amenities and characteristics, making them top choices for residents and newcomers alike.



Orleans Parish 70115, 70118

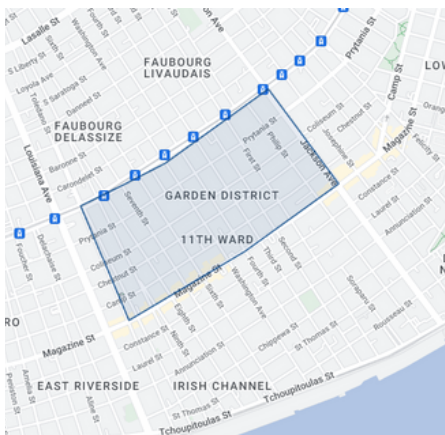
Audubon

A coveted and charming corner of the Crescent City

Once the sight of two plantations, then a World's Fair in 1884, Audubon has long been one of the most sought-after neighborhoods in New Orleans. Among the furthest upriver communities one can find before leaving Orleans Parish, Audubon is home to many important landmarks, including two prestigious universities, historical sites and, of course, a massive green space that many have called the finest park in all of New Orleans. "Audubon is a coveted section of the city," says Joshua Walther, owner of the Witry Collective and a former resident of the neighborhood. "You walk around and see students out sunbathing in the park, people playing soccer down by the river, kids out at the playgrounds, groups of moms walking the loop every morning after dropping their kids off at school."

*Average Value: **\$1,094,688***

*Average Price per Sq Ft: **\$381***



Orleans Parish 70115, 70130

Garden District

A peaceful enclave amid the din of New Orleans

The Garden District is where well-heeled New Orleanians have found escape from the hubbub and scents of the French Quarter since the 1840s. Oversized lots with ample space for gardens originally earned the neighborhood its name, but today, the 19th-century mansions here are the stars for their distinctly New Orleans flavor. Many of the Big Easy's most famous residents, past and present, have at some point called the neighborhood home — from football's Manning clan to Saints quarterback Drew Brees, as well as horror author Anne Rice and actor John Goodman. Here, though, these celebrities are simply seen as neighbors. "What I love about the Garden District is it's very community-oriented," says Ellie Sanders, a Garden District resident and Realtor with the McEnergy Company. "It's a small, defined area where you kind of know everybody, and wave at your neighbors when you walk the dog."

*Average Value: **\$1,026,210***

*Average Price per Sq Ft: **\$409***



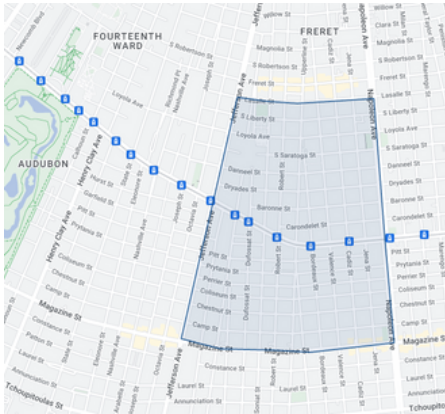
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NEIGHBORHOOD PROFILES



Orleans Parish 70115

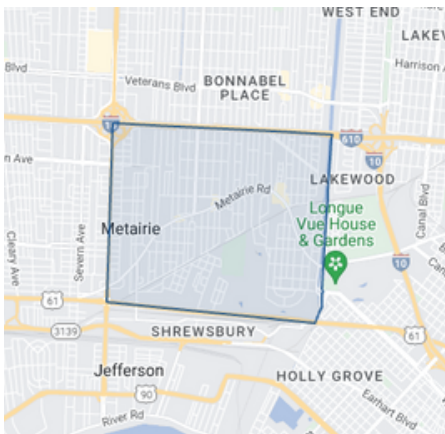
Uptown

A community of historic homes and tree-lined streets

Best known for its iconic streetcar, elegant mansions and Spanish moss-draped canopy of live oak trees, New Orleans' historic Uptown is an ambiance-filled neighborhood with an assortment of amenities. While conveniently located minutes from busy and tourist-laden districts like the French Quarter and Central Business District, Uptown maintains a subdued pace. "Unlike some areas where demolition has been allowed, Uptown has stayed true to its historic roots," says Emily Flagler, local architect and owner of Emily Flagler, Architect LLC. "So you see a lot of Queen Annes next to shotgun homes and Dutch colonials."

Average Value: \$1,026,210

Average Price per Sq Ft: \$409



Jefferson Parish 70001, 70005

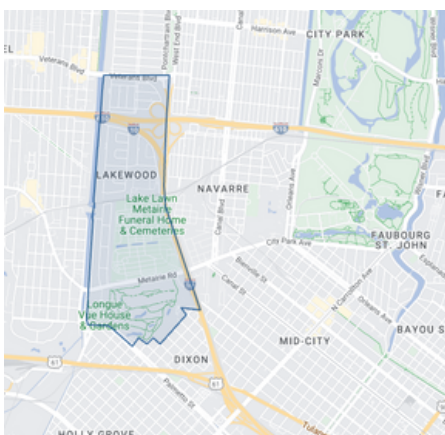
Old Metairie

The homes of Old Metairie range from small bungalows to wooden cottages to mid-century modern homes and large custom-built houses.

The historic Old Metairie neighborhood is filled with vibrant parks and excellent schools, as well as magnificent homes and condos. The community is a tight-knit one where neighbors still know each other and might just bring you a bowl of gumbo on a chilly day. It's a great community for getting to know people, and there's a lot of walkability in the neighborhood. Actually, it's very convenient to get anywhere in the city. The oak-lined streets, stately homes and colorful crepe myrtle trees of Old Metairie welcome residents to a historic neighborhood steeped in Southern charm.

Average Value: \$794,752

Average Price per Sq Ft: \$320



Orleans Parish 70118, 70124

Lakewood

A mere 5 miles from the renowned French Quarter, a world of elegance and ease exists among the natural beauty of New Orleans.

Founded in 1930, the Lakewood neighborhood is home to several of the city's most visited attractions as well as some of its most beautiful architecture. One of the first things you might notice about the homes of Lakewood is how different they all are. Built primarily in the 1940s, or between 1960 and 1980, the homes don't reflect the usual New Orleans' styles. There are no shotgun houses in the area, but there are cottages, mansions, estate homes, historic properties, and even a few contemporary houses. Lots in Lakewood are generous with some reaching a half-acre in size. The neighborhood is also home to Metairie Cemetery. Conveniently located at the end of the Canal Streetcar line, the cemetery was founded in 1872 on what had been the Metairie Racecourse grounds.

Average Value: \$794,483

Average Price per Sq Ft: \$248



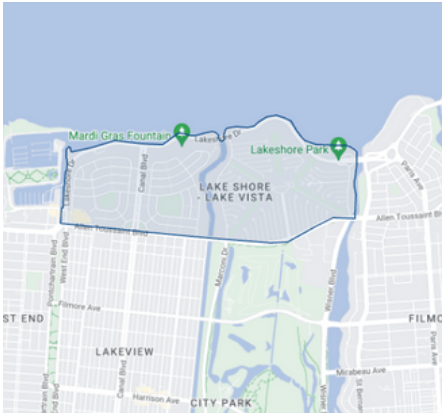
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NEIGHBORHOOD PROFILES



Orleans Parish 70124

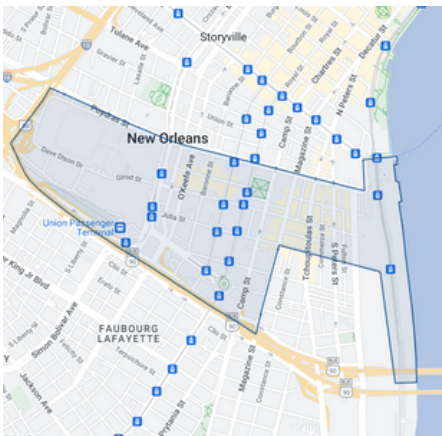
Lake Shore & Lake Vista

It feels far from the city's hustle and bustle but is less than 10 miles from Jackson Square in downtown New Orleans.

Though mainly residential, these neighborhoods contain medical and commercial conveniences, including a few pharmacies, medical offices, cafes, and a local upscale grocery store. Lakeshore and Lake Vista residents live on some of New Orleans' prime real estate, providing all the benefits of comfortable suburban living without a long commute to the city. Both neighborhoods feature quiet streets and abundant trees and green spaces, and Lake Pontchartrain provides a scenic backdrop. Convenient access to City Park and Lake Pontchartrain provides Lakeshore and Lake Vista residents with an enormous selection of year-round events and activities.

*Average Value: **\$760,732***

*Average Price per Sq Ft: **\$277***



Orleans Parish 70113, 70130

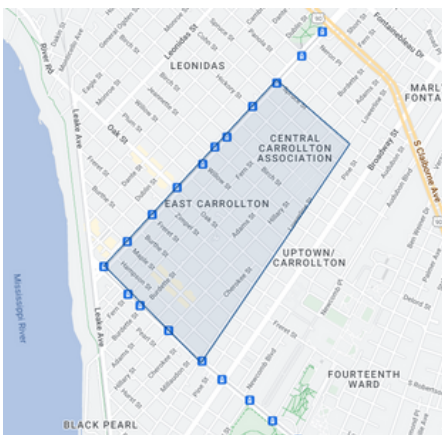
Warehouse District

A mixed-use, riverfront community

A mile and a half south of the French Quarter, New Orleans' Warehouse District has been called many things. Known alternatively as the Arts District, it was once part of Faubourg Sainte Maire, the city's first neighborhood. The neighborhood was initially the manufacturing and warehouse hub of New Orleans, but revitalization efforts beginning in the 1980s drew residents in with modern, industrial-style apartments and condos, leading to its current incarnation as the city's hottest spot for art, fine restaurants and sporting events.

*Average Value: **\$760,732***

*Average Price per Sq Ft: **\$277***



Orleans Parish 70118

East Carrollton

Neighborhood in New Orleans' historic Carrollton

East Carrollton is a section of a former town that was one of the Big Easy's first suburbs. The neighborhood now forms a portion of the Carrollton Historic District - and the greater Uptown New Orleans area - and has retained much of its traditional character through traits like the shotgun and Victorian architecture and the Saint Charles Streetcar Line that passes through the community. Oaks, among other trees, help provide natural canopies and another layer of charm to the neighborhood. East Carrollton's main dining and shopping district is located along Maple Street between Carrollton Avenue and Lowerline Street. The neighborhood is also a destination for some of the city's college population, as both Tulane University and Loyola University New Orleans are located just east of the neighborhood.

*Average Value: **\$651,449***

*Average Price per Sq Ft: **\$537***



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NEIGHBORHOOD PROFILES



Orleans Parish 70115

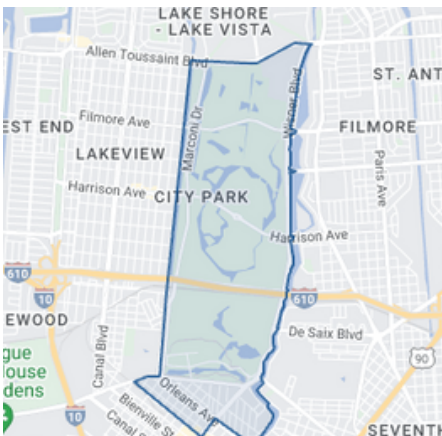
Milan

When floodwaters stop, home restorations begin

Two miles upriver from New Orleans' famous French Quarter and Warehouse District lies Milan, a neighborhood that mixes family life with nightlife and architecture styles spanning centuries. "Milan is three centuries of architecture with twenty-first-century values," says Andy Brott, local Milan glass artist and owner of BrottWorks Design Studio on Marengo St. "You will see nineteenth, twentieth, and twenty-first-century architecture, which delineates where the flood waters of Hurricane Katrina reached." Despite its hodgepodge of old and new, elements like its cultural traditions, its canopies of trees and its long-running streetcar system keep Milan, also known by residents as Milan-Freret, characteristically New Orleans.

Average Value: \$667,416

Average Price per Sq Ft: \$311



Orleans Parish 70119, 70124

City Park

A namesake neighborhood in the heart of New Orleans

City Park, named after the urban greenspace it borders, is a quiet suburb in central New Orleans. Highly rated schools, from Pre-K through college, are readily available within and around this neighborhood, an important tidbit for residents raising children or seeking a degree. Known as Parkview by locals, this neighborhood gives residents easy access to the New Orleans City Park and all its amenities. The 170-year-old park is 1,300 acres, making it the largest recreational area in the entire region. Featuring a dog park, hiking trails, a baseball field, an outdoor track, tennis courts, a fishing pier, the New Orleans Botanical Garden, multiple museums, and much more, this park is a one-stop-shop packed with activities for everyone.

Average Value: \$638,240

Average Price per Sq Ft: \$270



Orleans Parish 70115, 70118, 70130

Irish Channel

Close community with working-class roots

A bastion of working-class Italian, German and, of course, Irish immigrants in the 19th century is what gave the Irish Channel its name. One of New Orleans' 18 historic districts, the close-knit feeling of a working-class migrant community from centuries past still exists today. Nowadays, a new generation of first-time homebuyers pours in from across the city, state and country to enjoy the walkable neighborhood's pleasant atmosphere. The sounds of a passing ship's foghorn can be heard all the way on Magazine Street, far past the otherwise quiet residential streets that extend up from the Mississippi River. Small-town charm envelops the neighborhood's main drag of Magazine Street between Louisiana and Washington Avenues. Just over 2 miles west is Audubon Park, among the largest parks in New Orleans.

Average Value: \$621,683

Average Price per Sq Ft: \$335



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NEIGHBORHOOD PROFILES



Orleans Parish 70124

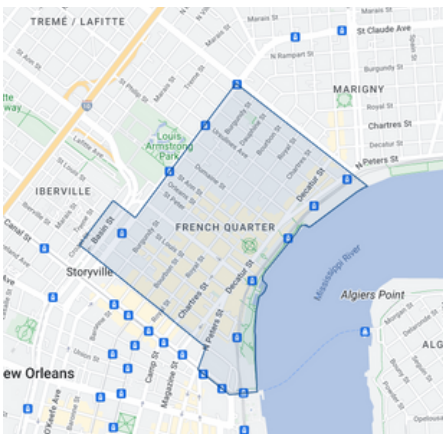
Lakeview

Lakeview has blossomed after suffering major hurricane damage

Lakeview boasts a sea of single-family residences, shops and restaurants while offering glimpses at the city's rich history. Contemporary Italianate and French-influenced architecture shine brightly in Lakeview while New Orleans' signature shotgun and ranch-style homes are also plentiful. A smaller home around 1,500 square feet can price between \$300,000 and \$500,000 while larger properties with four or more bedrooms often range from \$500,000 to upwards of \$1 million. Sandwiched between Pontchartrain Boulevard and West End Boulevard on the west side, New Basin Canal Park offers ample greenspace for picnicking while locals get their steps in along its walking trails. On the east side is New Orleans City Park.

*Average Value: **\$608,735***

*Average Price per Sq Ft: **\$254***



Orleans Parish 70112, 70116, 70130

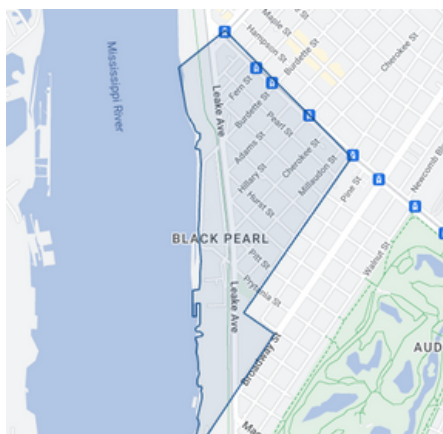
French Quarter

The Vieux Carré

Known as the historic heart of New Orleans, the French Quarter is an easy-to-walk neighborhood with classic Creole architecture, vibrant nightlife, highly rated schools, and scenic views. Creole townhouses line this neighborhood's narrow, one-way roads, displaying bold colors and decorative iron railings. Other popular styles include French colonial duplexes and Creole shotguns, showcasing a seamless blend of the city's French, Caribbean and Spanish roots. Businesses and residential spaces are effortlessly intertwined and are only separated from the roads by narrow, paved sidewalks. Single-family homes in this neighborhood sell for about \$580,000 for a 2,000-square-foot three-bedroom and more than \$4 million for a newly renovated four-bed. Condos and townhouses in the Quarter sell between \$125,000 for one bedroom and around \$3 million for seven bedrooms.

*Average Value: **\$573,776***

*Average Price per Sq Ft: **\$500***



Orleans Parish 70118

Black Pearl

Historic neighborhood with soulful roots

The Mississippi River Trail passes along the western edge of the neighborhood and provides a direct link to one of the city's recreational jewels, Audubon Park. Black Pearl's northern end is but a few streets away from the Maple Street commercial district in neighboring East Carrollton, an area lined with an eclectic mix of restaurants and cafes. Black Pearl's location and its quieter feel, when compared with parts of New Orleans, are among the perks of living here. Price points for homes that include the mix of styles, including those with shotgun and Victorian touches, can range from the upper \$300k to as high as around \$500k. These properties often measure between 1,100 and 1,500 sq ft. Similar builds that are otherwise larger and have more than one floor can range from just over \$600k to around \$900k.

*Average Value: **\$621,683***

*Average Price per Sq Ft: **\$335***



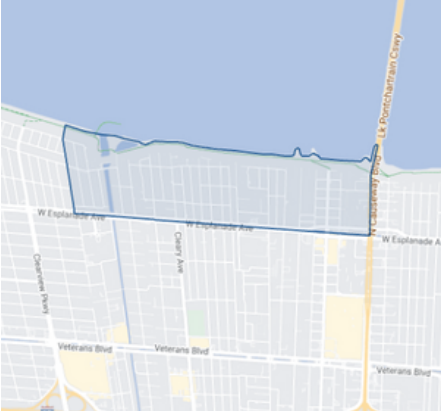
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NEIGHBORHOOD PROFILES



Jefferson Parish 70002, 70006

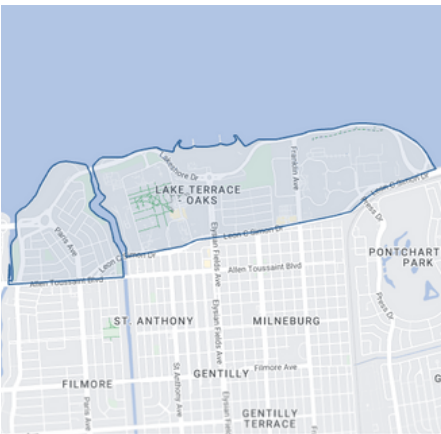
Metairie Lakefront

A lakeside suburb with space to play and relax

This haven of spacious and sporty suburban hermitages hides from the breezy lake behind levees and several tall buildings directly west of the Causeway. Down the street, residents can find some of the most vigorous shopping anywhere near New Orleans, all while still enjoying a home life that remains largely untouched by the outside world. After Katrina, bigger homes replaced preexisting split-levels, ranchers and bungalows while also expanding their yard space and amenities in the process. This trend has widened the price range considerably, with most double lot properties beginning around \$700k and often breaking \$1 million. Meanwhile, the remaining restored properties can sell for anywhere between \$250k to over \$500k.

Average Value: \$553,054

Average Price per Sq Ft: \$188



Orleans Parish 70122, 70148

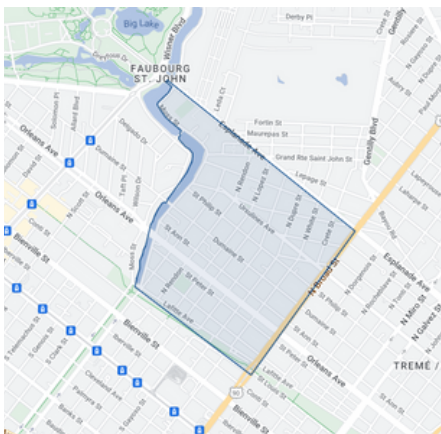
Lake Terrace-Oaks

Lake Terrace/Lake Oaks, suburban neighborhoods were once one of the most popular entertainment spots in New Orleans

Lake Terrace-Oaks is part of the Lakeshore area where boating and fishing are among the most popular activities. If, however, you'd prefer to be downtown or over at the New Orleans Museum of Art, you're only 20 minutes away from the French Quarter and 10 minutes away from City Park. The neighborhood is home to nearly 2,500 people and sits on land reclaimed from Lake Pontchartrain in the 1920s and '30s. The area has a suburban feel and has been rated as one of the best places to live in New Orleans, as well as one of the best neighborhoods to raise a family in the city by Niche.com. The University of New Orleans separates Lake Terrace from Lake Oaks but is largely self-contained on its 350-acre campus.

Average Value: \$546,091

Average Price per Sq Ft: \$188



Orleans Parish 70119

Bayou Saint John

Born on the bayou

Occupying an area less than half a square mile and holding less than 1,800 homes, the neighborhood is a small but historic sub-district of the greater Mid-City area. As one of the oldest neighborhoods in New Orleans, Bayou St John holds some of the city's most historic homes. Along its mostly gridded streets, the neighborhood is a place where French colonial homes mingle with every style from Arts and Crafts bungalows to newly built modern homes. Prices can range from \$285k for a one-bedroom shotgun house to \$1.6M for a well-maintained three-bedroom French colonial. The French Quarter can be reached by streetcar from Canal Street, placing its shops and restaurants just a hop away. The neighborhood's smaller green spaces—Easton Park, Lafitte Greenway and others—offer athletic fields and play equipment just a short walk from anywhere in the neighborhood.

Average Value: \$530,134

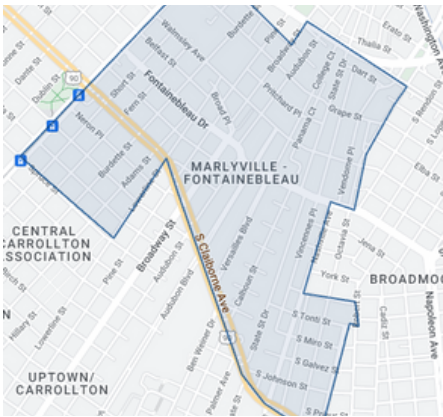
Average Price per Sq Ft: \$290



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NEIGHBORHOOD PROFILES



Orleans Parish 70118, 70125

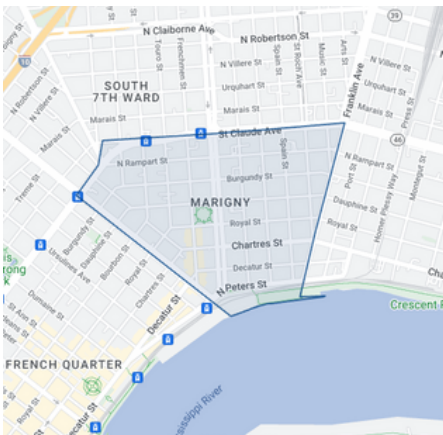
Marlyville-Fontainebleau

Tree-lined streets 3 miles from downtown

Marlyville-Fontainebleau belongs to the Uptown/Carrollton Area of New Orleans, and most sections of the city, including its famous French Quarter, are no more than 5 miles — or a 15-minute drive — away. Buyers will find everything from investment properties for under \$200k to fully restored, French-influenced homes on Versailles Boulevard for upwards of \$1M. Newly constructed bungalows, duplexes and condo options for between \$250k and \$500k represent the mid-point, and most homes have raised basements, a learned defense against water damage. *When we say basement in New Orleans, we really mean a finished first floor that might have a bedroom or living space.*

Average Value: \$524,152

Average Price per Sq Ft: \$238



Orleans Parish 70116, 70117

Marigny

Big Easy culture and history

In the Marigny, bright colors bloom in every direction. Neighborhood streets follow a curve in the river, but the Marigny is gloriously walkable, and a stroll through its streets remains one of the city's great joys. The city has strict regulations in place for renovations of historic homes, but that's part of the allure. Move-in-ready homes can start around \$350,000, sometimes going into the millions, primarily depending on square footage. With community events, festivals and parades all year long, the Marigny indulges in its fair share of revelry, especially during the joyful madness of Carnival season and its main attraction, Mardi Gras. But most weekdays, the Marigny's main coffeeshop and bakery, Ayu, helps keep things quiet on the corner, and locals appreciate the calmer vibe than the craziness of the Quarter.

Average Value: \$512,154

Average Price per Sq Ft: \$389



Orleans Parish 70130

Lower Garden District

The Lower Garden District is the very embodiment of New Orleans

The Lower Garden District is now considered one of New Orleans' most recognizable neighborhoods. Filled with shops, bars and acclaimed restaurants, the LGD perfectly encapsulates the very ethos that makes New Orleans so unique. People that relocate here a lot of times fall in love with the way it is because there is something to do all the time. Summer, winter, the entire year there's something to do here. It never really slows down. Residents of the Lower Garden District are just steps away from good eats on Magazine Street. Despite their historic appearance, many homes were constructed within the last 20 years, though more historic homes built in the 1800s still stand to this day. Homes often price between \$400k and \$700k, though it's not uncommon for larger 3,000-square-foot properties to price well north of \$1M.

Average Value: \$507,229

Average Price per Sq Ft: \$337



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NEIGHBORHOOD PROFILES



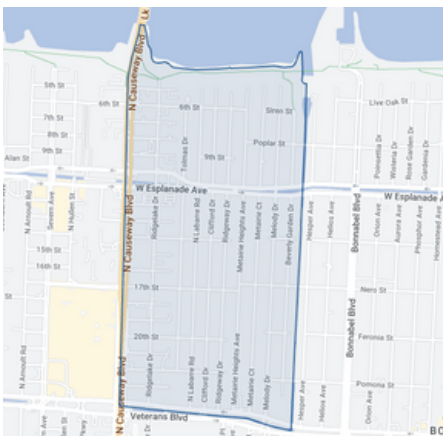
Orleans Parish 70115

Freret

Eight blocks of Uptown New Orleans

Within the eight blocks of the neighborhood, residents are met with an abundance of leisure activities and often spend their time outdoors without straying too far from home. From the oak-tree lined paths of Audubon Park to the Louisiana-style restaurants and live music venues like Gasa Gasa, homeowners are met with a seemingly endless amount of greenery, restaurants and nightlife options. Price points here can range from the low \$200k to upwards of \$700k depending on the age, size and location of the property. Homes in the neighborhood often feature roofed front porches and are fronted by small yards with enough room for a flower bed accented by a few shrubs and seasonal foliage.

Average Value: **\$505,574**
Average Price per Sq Ft: **\$279**



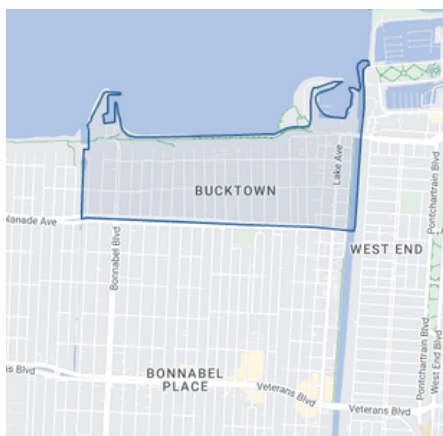
Jefferson Parish 70002

Whitney-Cecile

The name is as Southern and elegant as the neighborhood itself.

Found in the heart of Metairie and bordered by Lake Pontchartrain to the north and Interstate 10 to the south, this upscale community offers residents suburban living just 6 miles from downtown New Orleans. The neighborhood is close to shopping centers and has some of the best dining options in all of Metairie. Streets are lined with large live oaks, and many homes have well-kept lawns and gardens. Prices range from \$315k for a well-maintained established residence to \$1 million for a house near the lakefront with three bedrooms and five bathrooms. Whitney-Cecile provides residents with shopping, dining, education and ease in a suburb found right in the heart of a city.

Average Value: **\$460,508**
Average Price per Sq Ft: **\$209**



Jefferson Parish 70005

Bucktown

Friendly fishing community with rough-spun roots

Originally a haven for fishermen and boatbuilders of the 19th century, today's culture is not as rough-and-tumble. Nobody really knows where the name comes from. On a sunny, not too breezy day, some Bucktown residents take to the lake. Some stay inland, lacing up their running shoes for a scenic jog along the 12-plus mile-long Pontchartrain Lakefront Trail, waving to sunbathers and picnic goers overlooking them from atop the levees. Original homes, which are typically smaller, tend to sell for between \$200k and \$400k, while newer and renovated multi-story homes can sell for between \$400k to just under \$1 million. Public transportation does not service Bucktown. Although sidewalks in residential areas and on Lake Avenue afford walkability, most residents rely on a car for their needs.

Average Value: **\$454,969**
Average Price per Sq Ft: **\$244**



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NEIGHBORHOOD PROFILES



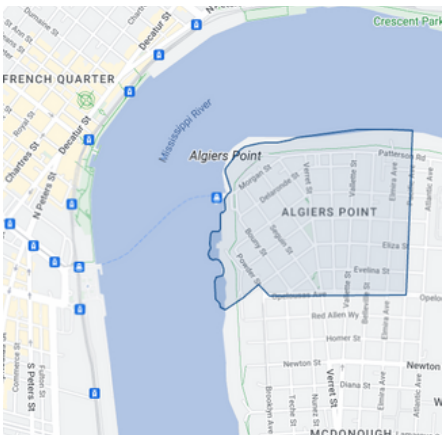
Orleans Parish 70117

Bywater

An eclectic downriver sliver of growing business

Downriver from the French Quarter, Bywater sits quietly on the crescent's edge. Once known for its artists and musicians, the riverfront neighborhood has developed considerably in recent decades. Housing stock hasn't changed much, but people and amenities have. New restaurants, bars and — this being New Orleans — music spots sit alongside beautiful old bungalows and shotguns. It's very funky and colorful, and there's a huge art community. Some homes date to the 1700s and 1800s, brightly painted and festively decorated all year long. While Bywater is a relatively expensive market for New Orleans, investments in need of light repairs can still be found for less than \$200k. But if looking to move in immediately, a buyer can expect to pay anywhere from \$500k to over \$1 million.

Average Value: **\$449,728**
Average Price per Sq Ft: **\$279**



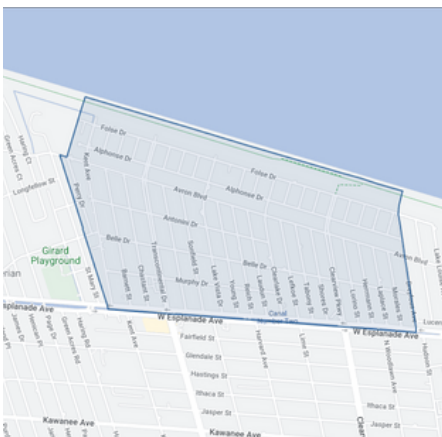
Orleans Parish 70114

Algiers Point

A small collection of streets across the river from the city

Just across the Mississippi River from busier districts of New Orleans like the Warehouse District, Algiers Point escapes the hustle and bustle of the rest of the city. Vibrantly colored bungalows and Creole cottage-style homes line its gridded streets, speaking to the city's unique mix of French, Spanish and Caribbean influence. It's an artsy district. With many of its houses built at the turn of the 20th Century or just after, Algiers Point offers a dazzling variety of colorful homes combining styles such as Creole cottage, Edwardian and Greek Revival. Prices range from \$450k for smaller homes to \$1 million for larger homes with bed and breakfast potential.

Average Value: **\$443,726**
Average Price per Sq Ft: **\$214**



Jefferson Parish 70006

Pontchartrain Shores

The Pontchartrain Shores neighborhood has a history that goes back only to the 1950s

From the top of the levee, residents can take in gorgeous views of the lake and parts of the New Orleans skyline. This is a well-established neighborhood very close to Lake Pontchartrain. It's defined by caring neighbors and well-kept houses and streets. People have a fierce pride of ownership here and it shows. It's also close to the Lakeside Shopping Center and all the restaurants and cafes along Veterans Boulevard. With homes built from the 1950s to the present day, there's truly a style for everyone here. If you look closely enough, you may even find a lot where you can build your own custom house. Numerous mature trees make walking or biking through the neighborhood a welcoming experience. Prices here range from \$340k for a three-bedroom, two-bath ranch-style residence to \$650k for a four-bedroom, three-bath home near the lakeshore.

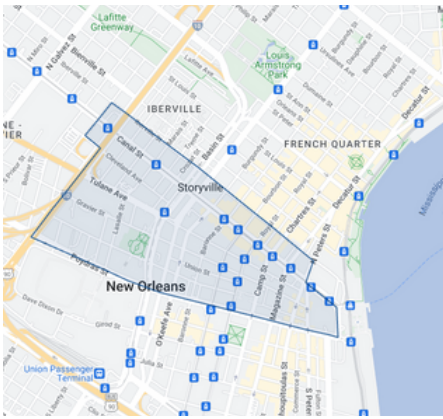
Average Value: **\$437,175**
Average Price per Sq Ft: **\$182**



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NEIGHBORHOOD PROFILES



Orleans Parish 70112, 70130

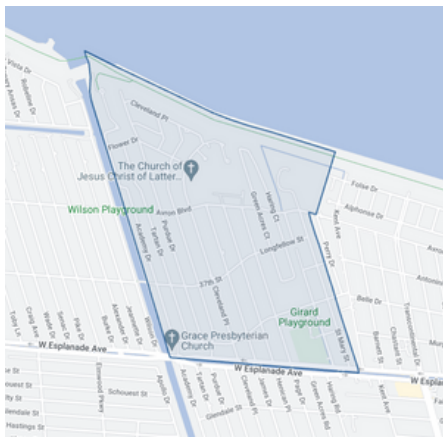
Central Business District

Vibrant, urban neighborhood in the heart of New Orleans

In the past, the CBD was all about businesses and hotels, and it still is, but since Hurricane Katrina, a lot more residential units have been built and more people live here, so it has more of a neighborhood feel than it used to. Across just over a square mile of downtown New Orleans, the neighborhood offers ample options for nightlife, bars, restaurants and art, all within walking distance of famous landmarks like Caesars Superdome, the Smoothie King Center and the city's tallest building, the Hancock Whitney Center. Single Family Homes are rare, and you'll mostly find classically built townhomes or condos converted from historic business buildings. These condos in the CBD sell from the high \$200,000s to just over \$300,000. Exclusive New Orleans homes can sell anywhere from one to three million and offer up to 3,000 square feet (if & when they come on the market).

*Average Value: **\$436,586***

*Average Price per Sq Ft: **\$419***



Jefferson Parish 70003, 70006

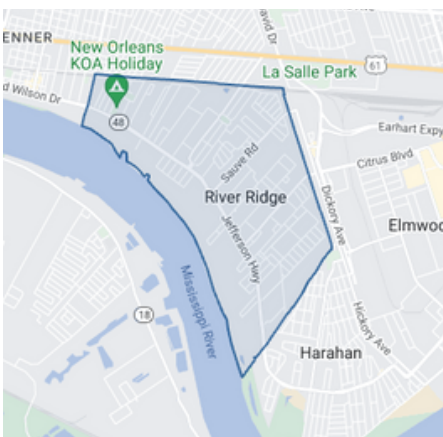
Country Club Estates

A classic American suburb with Lake Pontchartrain Views

There is neither a country club nor estates in the Metairie neighborhood of Country Club Estates. Still, the neighborhood maintains countless suburban features and, in fact, has gained some over the years too, such as larger, newer homes. Some streets contain whole rows of vernacular designs like red brick ranchers and split-levels built across the decades, which usually sell for between \$225k to \$500k. Closer to Lake Pontchartrain forms the middle of the neighborhood's price range, with most selling for between \$500k and \$700k. The highest end of the range are also some of the newest homes in the neighborhood, often boasting no less than 5,000 square feet with undisturbed lake views. Prices for these typically begin around \$750k and often reach as high as \$1.5 million.

*Average Value: **\$432,640***

*Average Price per Sq Ft: **\$174***



Jefferson Parish 70123

River Ridge

A pastoral hometown 10 miles from downtown New Orleans

River Ridge was once full of chicken farms and considered the backwoods of New Orleans. It's more rural than urban and lends itself perfectly to families. River Ridge is primarily residential but has enough commercial activity to meet everyday needs. You've got a mixture of the older homes that were built in the '50s and '60s, and as of late, they've seen this surge of tear down and build monster homes happening. Some homes settle on 1 to 9 acres with in-ground pools--and they could cost anywhere from \$1 to 3 million, depending on amenities and square footage. Modest properties in River Ridge mostly hover between the \$200k and \$500k range. However, new construction or a sizable home that's been completely renovated might climb toward the \$600k to \$800k range.

*Average Value: **\$409,173***

*Average Price per Sq Ft: **\$199***



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NEIGHBORHOOD PROFILES



Orleans Parish 70125

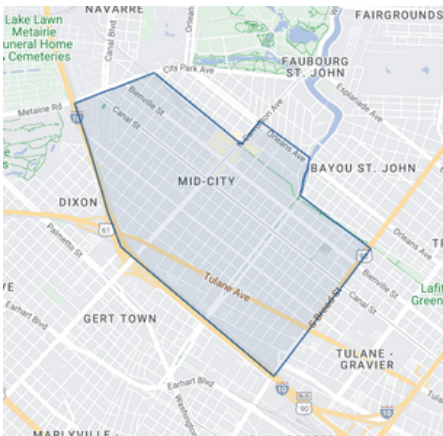
Broadmoor

Resiliency in a strong community

In the years following Katrina, the streets of Broadmoor gradually became repopulated with the colorful Craftsman-style bungalows and cottages once found there. Many are completely new or have been heavily repaired yet still maintain many of the design elements that distinguish New Orleans culture, such as bright facades and covered porches. It's sort of a microcosm of the city in the middle of the city. Broadmoor's usual price range of \$200k to \$650k is a bit high for the New Orleans area, but compared to most other Uptown neighborhoods, its buy-in is relatively affordable. Visitors of the Broadmoor Arts and Wellness Center can volunteer to help with food pantry handouts or enroll in group fitness classes, such as dance or martial arts

*Average Value: **\$403,065***

*Average Price per Sq Ft: **\$192***



Orleans Parish 70119

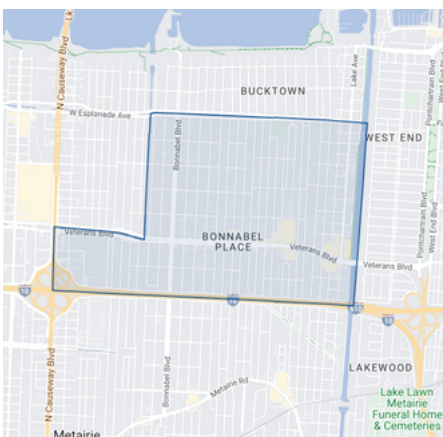
Mid-City

Located in the heart of NOLA

Mid-City is a diverse, vibrant neighborhood located in the heart of New Orleans. Known for its longstanding architecture and ample amenities, this neighborhood is conveniently bordered by City Park, Navarre, Dixon, Gert Town, and Tulane-Gravier, offering immediate access to work and nightlife. Many homes in the neighborhood are over 100 years old, which is indisputable with the historic architecture lining the one-way residential streets. New builds are also spotted throughout the area, but most homes are established or newly renovated. Sitting on narrow, long plots, the homes in this neighborhood sell between \$175k for 900 square feet and two bedrooms, and more than \$750k for a two-story, three-bedroom new build.

*Average Value: **\$396,482***

*Average Price per Sq Ft: **\$234***



Jefferson Parish 70002, 70005

Bonnabel Place

Early New Orleans suburb includes a shopping destination

This quaint community sits right across the 17th Street Canal from the New Orleans city limits and is distinguished from the rest of Metairie for its corridor of popular businesses that draw in activity without trampling over peaceful day-to-day. Since Hurricane Katrina, homes in the neighborhood have gotten bigger and sleeker, including a few condos and townhouses near the outskirts, which typically sell for the lowest range of \$100k to \$250k. Remaining midcentury designs, typically sold as ranchers or cottages, tend to sell for between \$125k and \$525k. Larger new construction that has replaced original homes tend to cost the most, often beginning around \$600k and reaching close to or over \$1 million.

*Average Value: **\$382,738***

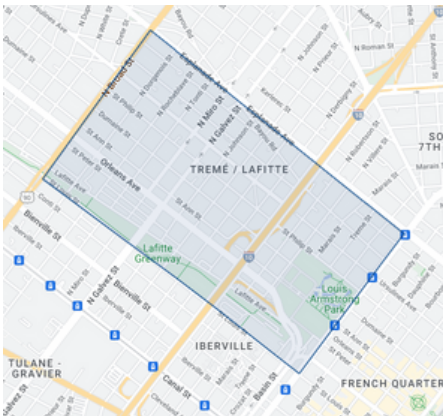
*Average Price per Sq Ft: **\$196***



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NEIGHBORHOOD PROFILES



Orleans Parish 70112, 70116, 70119

Tremé-Lafitte

Peacefully brimming with history and culture

Just across Rampart Street from the famed French Quarter, the neighborhood of Tremé is an essential wellspring of New Orleans culture and history that can be found on the National Register of Historic Places. But unlike its boozy neighbor, Tremé is far quieter despite the constant foot traffic it experiences as people travel its narrow streets to find a whole host of museums and other cultural experiences. Louis Armstrong Park is the main anchor for Tremé and is steeped in contentious history involving city planning and Mardi Gras parades. A lot of Tremé is being completely renovated. Prices vary quite a bit, as most single-family homes in Tremé sell for between \$250k to \$575k, but some do reach above \$1 million.

*Average Value: **\$374,606***

*Average Price per Sq Ft: **\$214***



Orleans Parish 70119

Fairgrounds

A bike ride through time and culture

Directly across Bayou St. John from City Park is the well-known neighborhood of Fairgrounds. Finely aged buildings in all varieties of architectural styles house longstanding local businesses that surround America's third-oldest horse racing track with a healthy supply of New Orleans culture. With all its homey streets have to offer, it's no surprise this neighborhood is the site of the city's pinnacle recurring music event, the New Orleans Jazz and Heritage Festival. Prices can range from \$175k to \$450k for a more modestly sized home, while larger properties can range from \$500k to over \$1 million. Of course, even the neighborhood's smaller Craftsman homes can take on higher prices, especially if they contain a driveway.

*Average Value: **\$373,435***

*Average Price per Sq Ft: **\$213***



Jefferson Parish 70002, 70005

Jefferson

Low buy-in for immediate city and healthcare access

Most of the buyers who end up in Jefferson choose it for its affordability relative to its location. Bounded by the terminus for Lake Pontchartrain Causeway Boulevard, the Mississippi River, the commercial bastion of Elmwood and the Orleans Parish line, residents find great comfort in their residential pocket. Compared to other communities throughout Jefferson Parish, the size of lots tend to be a skosh larger yet typically contain smaller floorplans than communities like Bonnabel Place. Despite a shared border with Orleans Parish, homes in Jefferson cost considerably less than just a few blocks east, with most selling for between \$150k to \$500k. However, a few newer, multi-story homes do fetch higher prices, typically between \$500k to \$750k.

*Average Value: **\$278,733***

*Average Price per Sq Ft: **\$198***



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NEIGHBORHOOD PROFILES



Jefferson Parish 70065

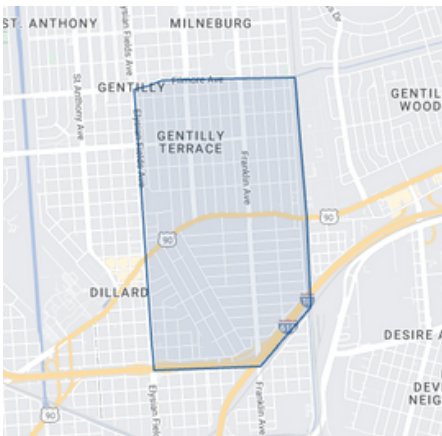
Kenner

A suburb of New Orleans from the Mississippi to Lake Pontchartrain

Kenner is connected to New Orleans by its faction of commuters and its status as the home to Louis Armstrong New Orleans International Airport. The city's sense of community, shown by neighborhoods like Rivertown, and its proximity to New Orleans continue to attract homebuyers to Kenner. Kenner is divided by Interstate 10. The south side of Kenner is older, as neighborhoods naturally developed and evolved, with cottages and ranch-style homes from the 1950s and 1960s. Newer, more defined subdivisions make up most of the north half of the city, with house styles including ranch and French Country. These often date from the 1970s or later, while a few neighborhoods include small new construction plots. The city's median home price is \$260k, which is lower than the national median.

*Average Value: **\$271,773***

*Average Price per Sq Ft: **\$159***



Orleans Parish 70122

Gentilly Terrace

The "streetcar suburb"

Older homes on larger lots, less foot traffic and a broader selection of home sizes and styles are just a few things that separate Gentilly Terrace from its neighbor to the west. It has a kind of suburban feel, but you're still in an urban atmosphere. You're only maybe 10 to 15 minutes from the CBD and French Quarter, but it still has a community feel. If you love larger yards, guaranteed off-street parking, and a quieter neighborhood just a couple of miles from the city center, this is the perfect neighborhood for you. Home prices start at \$125k for a handyman special and climb to \$650k for a move-in-ready new build. Most houses, however, fall in the \$250k to \$350k range. Gentilly Terrace sits on higher ground than surrounding neighborhoods, so it's less prone to flooding.

*Average Value: **\$261,726***

*Average Price per Sq Ft: **\$158***



Jefferson Parish 70001, 70121, 70123

Elmwood

A little breathing room but still close to shopping and entertainment

Located about 9 miles west of downtown New Orleans, the area in and around Elmwood offers its habitants a little more breathing room while still keeping them within reasonable reach of shopping, dining and some of the Big Easy's renowned districts. The Elmwood Shopping Center on Clearview Parkway is home to more than 80 stores, including anchor tenants like Best Buy, T.J. Maxx, a Nike community store and Old Navy. It's a nice little family area, close to Uptown. You can hit River Road and go to Uptown quickly. I like that about it. In Elmwood, those looking to simply own can find some condominiums or townhomes in the price range of \$100k to \$200k, depending on the exact type of abode and other factors such as number of bedrooms. You need to go next door to River Ridge to find any Single Family Homes.

*Average Value: **\$247,690***

*Average Price per Sq Ft: **\$142***



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FIND YOUR NEW HOME

Once you've determined your ideal location, it's time to start thinking about your new home. For many of our clients, this is the most exhilarating part of their move! A new home signifies a fresh start and exciting possibilities.

The first decision you'll need to make is whether you want to rent or buy a home. Each option offers some distinct advantages.

REASONS TO RENT

Renting can be a good option when you're new to an area, especially if you're still saving up for a downpayment or you're not ready to commit to a permanent location. Benefits include:

- **Greater Flexibility**
When you rent, it's easier to adapt to lifestyle changes or try out different locations.
- **Less Maintenance**
Typically, renters are not responsible for repairs or home maintenance projects, which can cost time and money.
- **Lower Upfront Costs**
The initial financial outlay for renting is usually lower than buying.

INSTANT MARKET UPDATES

Want to see what's available before you decide? Scan the QR Code for direct access to the housing inventory in the GNO. You can see whenever homes hit the market, change price, or go under contract in real time! Feel free to ask us for more info!



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FIND YOUR NEW HOME

REASONS TO BUY

But, if you want to avoid multiple moves—and you're financially able—there's no reason to delay the benefits of homeownership, which include:



Quality of Life

Research by the National Association of REALTORS® suggests that homeownership correlates to increased health and happiness, greater educational achievement, and a higher degree of civil engagement.*



Financial Health

Buying a home is one of the best ways to protect and grow your wealth. Real estate will typically ride out a market's ups and downs and appreciate with time. You'll also build equity as you pay down your mortgage.



Stability

Rental prices over the last 10 years in the U.S. have increased by over 42%.** In contrast, your fixed-rate mortgage payments on your home won't rise at all.



Tax Deductions

Homeowners receive tax deductions for mortgage interest and property taxes, which are both deductible on an individual's federal income tax return.



Independence

The freedom to do whatever they wish with their homes is a big incentive for many new homeowners, while others can't wait to get out from under the thumb of their landlord.

*NAR, The Benefits of Homeownership

**Statistica, Monthly median asking rent for unfurnished apartments in the United States from 1980 to 2023



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THE HOME BUYING PROCESS

If you decide to purchase a home and you choose us to represent you, you can rest easy knowing that we will be there for you throughout the entire journey, working hard to make the experience as easy and enjoyable as possible. Or, if you're moving to a new area, we can refer you to a local agent in our network who shares our commitment to client service.

While every real estate transaction is different, here are the basic steps you can expect to undertake when you buy a home:



HOME BUYER'S GUIDE



For more information about the ins and outs of the home buying process, scan the QR Code or reach out to request a free copy of our *Home Buyer's Guide*.



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SELL YOUR CURRENT HOME

If you already own a home, you'll also need to start the process of either selling it or renting it out. But selling your home when you still need to shop for a new one can feel daunting to even the most seasoned homeowner.

Here are some of the most frequent concerns we hear from clients who are trying to buy and sell at the same time, plus some of our expert tips for handling them:

“WHAT WILL I DO IF I SELL MY HOUSE BEFORE I CAN BUY A NEW ONE?”

Open your mind to short-term housing options.

Check out furnished apartments, vacation rentals, and month-to-month leases. You may even find that a short-term rental arrangement can offer you an opportunity to get to know your new neighborhood better.

“WHAT IF I GET STUCK WITH TWO MORTGAGES AT THE SAME TIME?”

Ask us about contingencies that can be included in your contracts.

For example, it's possible to add a contingency to your purchase offer that lets you cancel the contract if you haven't sold your previous home. We can discuss the pros and cons of these types of tactics and what's realistic given the current market dynamics.

“WHAT IF I MESS UP MY TIMING OR BURN OUT FROM ALL THE STRESS?”

Enlist help early.

It's our job to guide you and advocate on your behalf. So don't be afraid to lean on us throughout the process. We're here to ease your burden and make your move as seamless and stress-free as possible.

We can help you evaluate your options based on current market conditions. We'll also give you an idea of how much equity you have in your current home so you know how much you can afford to spend on your new one.



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THE HOME SELLING PROCESS

If you do decide to list your home, we can also help you successfully navigate the sales process. Or, if your property is outside of our service area, we run a complimentary Realtor-screening service guaranteed to connect you to a trusted real estate professional in that specific market. One that will work for **you**, not strictly a commission check.

While every real estate transaction is different, here are the basic steps you can expect to undertake when you sell a home:

STEP 1 - Hire a Real Estate Agent

Choose a pro who knows how to list, market, and sell your home.

STEP 3 - Preparation

Get the home ready for staging, photography, and showing.

STEP 5 - Showings

Buyers will tour the home, ask questions, and determine if your home is the right fit for them.

STEP 7 - Manage Closing

Work with the buyer's agent, lawyers, and title to finish the sale.

STEP 2 - Access Home Value

Use market knowledge and prices of competing homes to set the list price.

STEP 4 - Marketing

Start marketing the home using a thorough property marketing plan.

STEP 6 - Negotiate Offers

Evaluate offers on your home and negotiate to get the best one based on your criteria.

HOME SELLER'S GUIDE



For a more complete overview of the home selling process, scan the QR Code or reach out to request a free copy of our *Home Seller's Guide*.



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3 P'S OF SELLING A HOME

While many real estate agents follow a similar home selling process, our comprehensive marketing strategy is what sets us apart. With it, we can attract multiple offers on your home, which allows you to choose the one that has the best price, the best timeline, and the best conditions for your specific circumstances.

We utilize a proven strategy that's designed to achieve an efficient sale while maximizing your profits. At the core of our approach is a powerful trifecta called the "3 Ps":

> **PRICING**

As local market experts, we know what buyers are willing to pay for a home like yours. We combine this knowledge with a variety of factors—including comparable sales data and the unique features of your home—to determine your ideal listing price.

> **PREPARATION**

In order to get the most money possible for your home, it's crucial to prepare it properly before we put it on the market. Quality preparation helps your home make the best impression on buyers, and it may include activities like making repairs, cleaning, decluttering, and staging.

> **PROPERTY MARKETING**

We employ a strategic, multi-step marketing plan that utilizes the latest tools and technology to seed the marketplace, optimize for Search Engine Optimization (SEO), and position your home for the best possible impression right out of the gate.

PROPERTY MARKETING PLAN

We employ the latest technologies and tactics to attract the best possible offers on your home. Our **property-specific** marketing plans are based on *neighborhoods*, so please reach out to request a copy of our Property Marketing Plan for your area.



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PLAN YOUR DEPARTURE

Preparing for a move can be both exhilarating and exhausting. Fortunately, you don't have to do everything in a day. You don't have to do it all alone, either. When you work with us, we'll be there every step of the way to help you navigate this process with ease.

To that end, here are some of our top tips to help you plan for your departure.

- **Prepare Your Children**

Moving can be especially difficult for our youngest family members. If you have children, communicate the move in an age-appropriate way. If possible, take them on a tour of your new home and neighborhood. This can alleviate some of the mystery and apprehension around the move.

- **Decide What to Take**

Use this opportunity to declutter your belongings by sorting items into categories: keep, donate, sell, or discard. This will not only streamline your packing process but also help you start fresh in your new home with only the items you truly need and love.

- **Start Packing**

To maintain order and make unpacking easier, pack one room at a time. Clearly label each box with its contents and the room it belongs to. This will save you time and effort when unpacking in your new home.

- **Plan to Move Your Belongings**

If you will be using a moving company, start researching and pricing your options. Make sure you're working with a reputable company, and try to avoid paying a large deposit before your belongings are delivered.

- **Transfer Schools**

Let your child's current school or daycare know you'll be moving and ask for any necessary forms. Arrange to have all records transferred to their new district.



PLAN YOUR DEPARTURE

- **Turn Off Utilities**

Once you know your moving date, you can arrange to have your utilities turned off or, if possible, transferred into the new homeowner's name.

- **Arrange for Transportation**

If you plan to drive to your new home, map out the route, and, if necessary, make arrangements for overnight accommodations along the way. If driving is not a good option, you may need to have your vehicles transported and make travel arrangements for you, your family, and your pets.

- **Schedule Final Get-Togethers**

If you will be leaving friends or family behind, schedule final get-togethers before your departure. The last days before moving can be incredibly hectic, so make sure you block off some time in advance for proper goodbyes.

- **Prep Your Home for New Owners**

If you're selling your home, don't forget that you'll need to leave it clean and ready for the new owners. After your belongings have been removed, you'll need to set aside time to clean it yourself or have it professionally done. Also, be sure to leave behind any keys, garage door openers, warranty documents, etc. We can help you determine what should (and shouldn't) be left for the new owners.



LET US CONNECT YOU

We know the best moving companies, packing services, and housekeepers in the Greater New Orleans area to help you make your move easier. Scan the QR Code for our *Moving Guide*, and ask us about our Trusted Partner Program so we can ensure you get the VIP treatment.



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PREPARE FOR YOUR ARRIVAL

While it's tempting to get wrapped up in the departure details, don't forget to plan ahead for your arrival at your new home. To make your transition go smoothly, you should start preparing well before moving day.

Here are a few pro tips to help you get started:

- **Label Your Essentials**

You'll need a few items (think toothbrush, towels, bedsheets) to make it through the first night in your new home. Designate some boxes with "Open Me First!" labels. (Pro tip: Keep a tool kit front and center for all that reassembling.)

- **Turn On Utilities**

Arrange in advance for your utilities to be turned on, especially essentials like water, electricity, and gas. You may also want to schedule Internet and cable service in advance.

- **Update Your Address**

Notify any relevant parties—banks, credit cards, subscriptions, etc.—about your change of address so you don't miss any important bills, notices, or deliveries. You'll also want to notify the post office and submit a mail forwarding request.

- **Enroll in School**

If you have children, ask about the process to register them for school. If possible, schedule a tour so they can see their campus and meet their new teachers in advance.

- **Prep Your New Home**

You may want to have the house professionally cleaned before moving in. And if you plan to remodel, paint, or install new flooring, it's easier to have it done before you bring in all of your belongings.



PREPARE FOR YOUR ARRIVAL

- **Consider Transportation**

If you own a car, check the requirements for a driver's license and vehicle registration in your new area and contact your insurance company to update your policy. If you will utilize public transportation, research options and schedules.

- **Research Your New "Go To" Spots**

Create a list of all the restaurants you want to try and places you want to visit around your newly purchased home. Having a to-explore list keeps everyone's spirits high and gives you starting points to settle into the neighborhood.

Use the worksheet below to start brainstorming:

Food / Dining	
Restaurants	
Bars & Cafes	
Shopping / Entertainment	
Shopping Centers	
Markets & Fairs	
Culture / Education	
Museums & Art Galleries	
Theaters	
Outdoor / Recreation	
Parks & Green Spaces	
Local Landmarks	



GET SETTLED

Studies show that moving can lead to feelings of loneliness and depression.* However, there are ways to combat these negative effects.

Here are a few strategies to help you and your family get settled in the new space:

- **Prioritize Your Kids**

If you have children, unpack their rooms first. Seeing familiar items will help ease their transition and establish a “safe zone” where they can hang out away from the chaos. If possible, let them have a say in how their room is set up.

- **Make a Plan for Pets**

Pets can also get overwhelmed by a new, unfamiliar space. Let them adjust to a single room first, which should include their favorite toys, treats, food and water bowl, and a litter box for cats. Once they seem comfortable, you can gradually introduce them to other rooms in the home.

- **Get Organized with our Moving Guide**

As you unpack, make a list of items that need to be purchased so you’re not making multiple trips to the store. Also, start a list of needed repairs and installations. If you have a home warranty, find out what’s covered and the process for filing a service order.

- **Explore Your New Neighborhood**

Try to schedule breaks to get out of your house and investigate your new area. And if you travel by foot or bicycle, you’ll gain the mood-boosting advantages of fresh air and exercise.

- **Get Plugged In**

Combat feelings of isolation by making an effort to meet people in your new community. Find a local interest group, take a class, join a place of worship, or volunteer for a cause. Don’t wait for friends to come knocking on your door. Instead, go out and find them.

*Psychology Today, Why You’re Miserable After a Move



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NEXT STEPS

We specialize in assisting home buyers and sellers with a *seamless* and “*less-stress*” relocation. Along with our referral network of moving companies, contractors, cleaning services, interior designers, and other home service providers, we can help take the hassle and headache out of your upcoming move.

We are home sales experts in the Greater New Orleans area, and we are confident in our ability to give you a positive relocation experience. But don't just take our word for it! Here's what some of our past clients have said about their experience working with us:

We had an absolutely fantastic experience working with Michael to sell our Metairie home! From start to finish, he was incredibly proactive, professional, and knowledgeable. His extensive experience in the market was evident at every step. What really stood out to us was his energy and enthusiasm—he was always one step ahead, keeping us updated and ensuring every detail was handled promptly and efficiently. He made the entire process smooth and stress-free, which we greatly appreciated. Beyond his expertise, Michael is genuinely kind and approachable, making us feel like we were in great hands throughout the sale. We couldn't have asked for a better real estate agent and highly recommend him to anyone looking to buy or sell their home in the New Orleans Metro area.

~ Sasy

Buying

I cannot recommend Michael enough. He was there at every step of the process to answer my questions (I had a lot of them!) and helped me feel confident throughout this intimidating process of buying my first home. Michael is responsive, knowledgeable about the market, detail oriented throughout the offer & inspection process, and continued to follow up past closing to make sure I was settled in and had everything I needed. He really made me feel cared for and I am so thankful for that. If you are buying or selling in the New Orleans area, Michael is a terrific agent to work with.

~ Dan

You can see these and even more reviews on our website at www.mdl-homes.com.

So if you are considering moving to the Greater New Orleans area, we invite you to reach out to us at the contact information below. We would love the opportunity to learn more about your specific situation and start your relocation journey!



Michael D. Lester | MDL Homes & Luxury
(504) 559-4652 | www.mdl-homes.com
Keller Williams Realty 4550100



ABOUT MICHAEL

Michael "Danny" Lester



Michael D. Lester

CEO | MDL HOMES & LUXURY

KW Productivity Coach

2024-25 KW Associate
Leadership Council (ALC)

2024-25 NAHREP Member

Voted "2019 Rookie of the Year"
by *Keller Williams Realty*

Received the "2021 Rising Star"
Award by *Real Producers
Magazine*

Voted one of the "Top Real
Estate Agents"
for 2020, 2021, 2022, 2023, 2024 &
2025 by *New Orleans Magazine*

Nominated for
"2022 Realtor of the Year" by the
*New Orleans Metropolitan Area
of Realtors (NOMAR)*

MDL Homes & Luxury is the top agency in helping Sellers & Buyers make the move in NOLA, Metairie, and all of the Greater New Orleans Areas.

We pride ourselves on thorough market research, pricing analysis, being a neighborhood translation expert, and also attending weekly meetings with the top lenders and insurance agents to stay fully up to date with mortgage rates, insurances and changes upcoming in the GNO real estate market.

With over \$100M sold in less than a decade, we have the experience to fight for you to get the best deal on a home sale, and the emotional bandwidth to take the majority of the stress off of your plate.

Let's Get to Work



504.559.4652



Mdlester1@kw.com



mdl-homes.com



3500 N. Causeway Blvd #350
Metairie, LA 70002



You can also find us on:



504.559.4652 | Mdlester1@kw.com | mdl-homes.com