

Bourg

Community · LA · Louisiana · Terrebonne Parish

BUYER'S MARKET

\$219K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

39

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



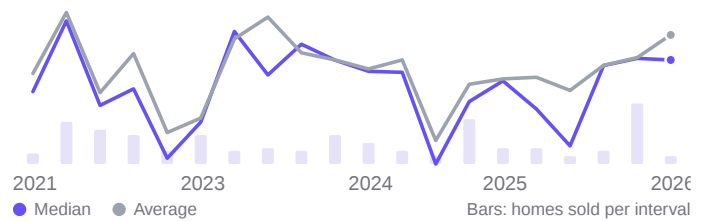
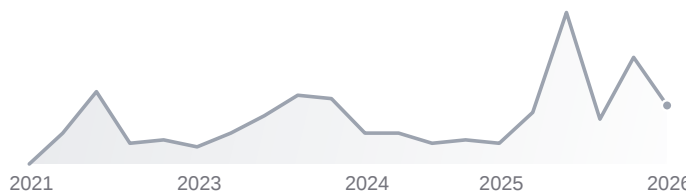
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$212K · Average \$256K

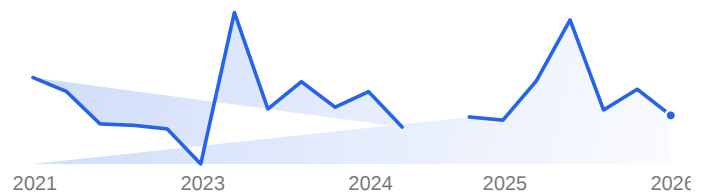
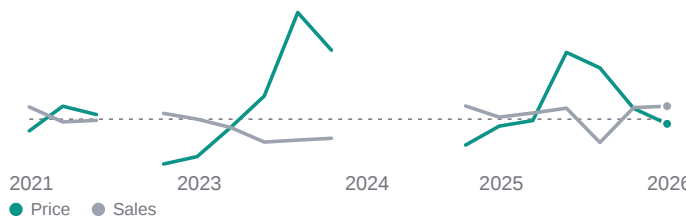


Growth (year over year)

Price -8.0% · Sales +21.9%

Price per square foot

\$85/ft²



Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

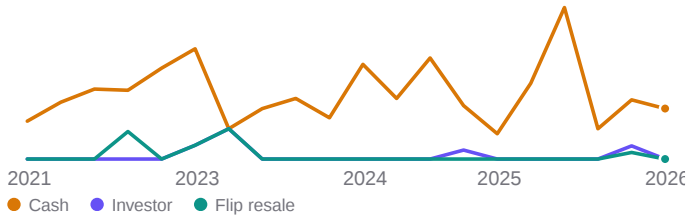
2.2%



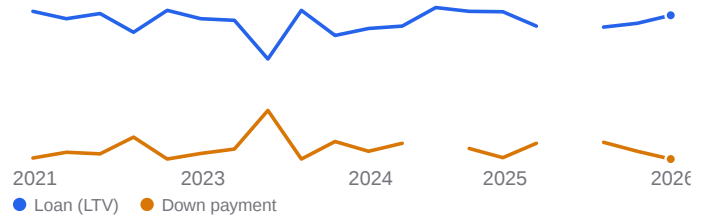
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

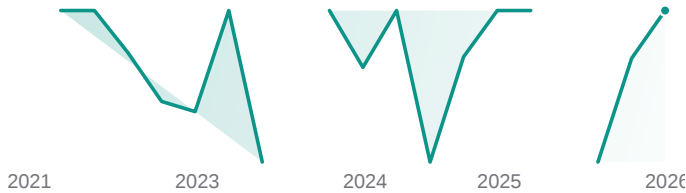


Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



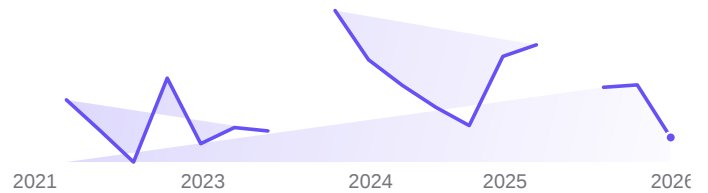
Sellers who sold at a gain

100%



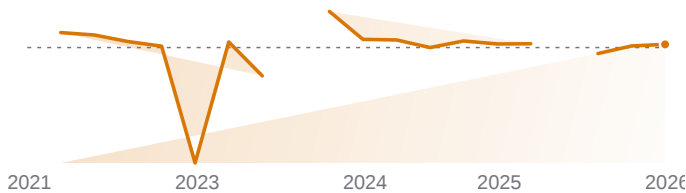
Typical hold before selling

2.5 yrs



Median annualized return at resale

+1.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,771
Median value (AVM)	\$199K
Median size	1,800 ft²
Median year built	2000
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	5.5%
Owner occupied	92%
Company owned	4.2%
Median loan-to-value	57%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	2,246
Density	398 / mi²
Median household income	\$93K
Average household income	\$106K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	24
Homes occupied	93%
Bachelor's or higher	3%
Poverty rate	3.7%
Unemployment	1.1%
Average temp	69°F
Annual precip	66 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.