

Lafitte

Community · LA · Louisiana · Jefferson Parish

BUYER'S MARKET

\$83K

MEDIAN SALE PRICE

-58.8%

1-YR CHANGE

29

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



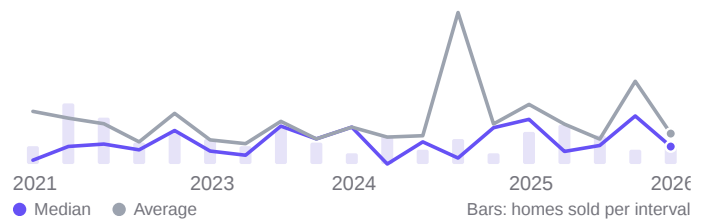
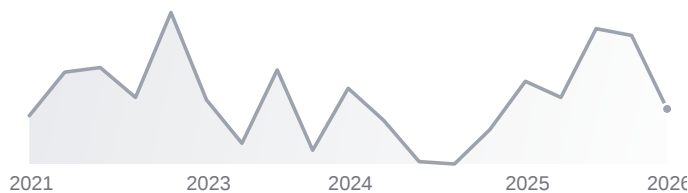
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$104K · Average \$145K

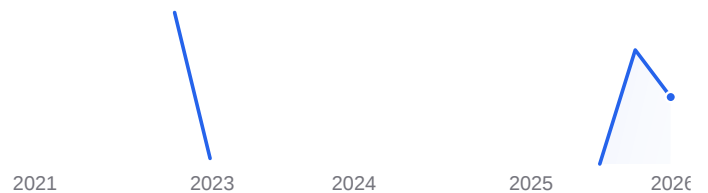
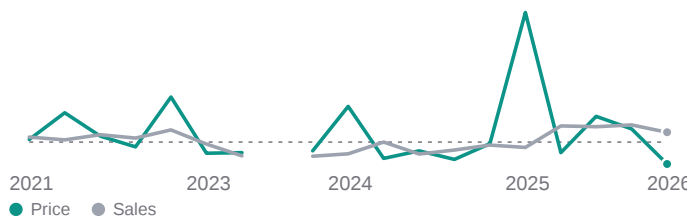


Growth (year over year)

Price -58.8% · Sales +26.1%

Price per square foot

\$108/ft²

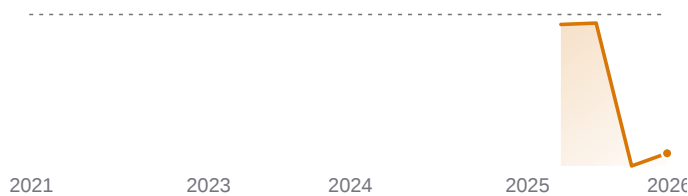


Sale premium vs estimated value

-13.9%

Annual turnover (share of homes sold)

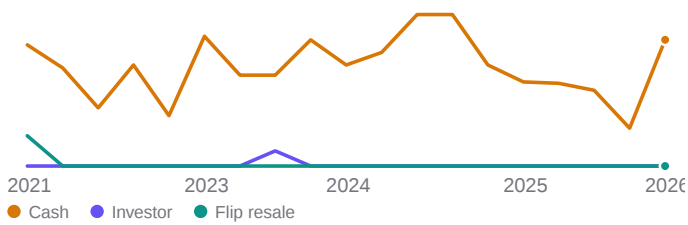
2.7%



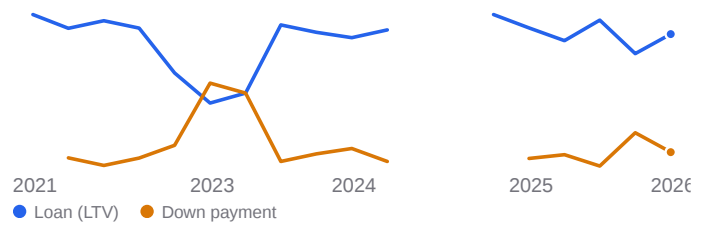
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 0% · Flip resale 0%

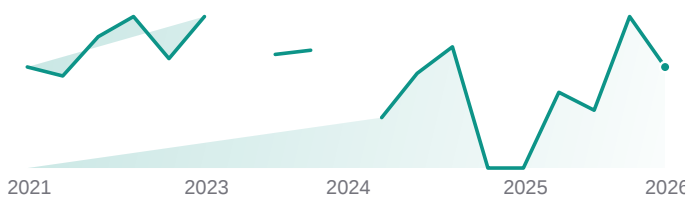


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



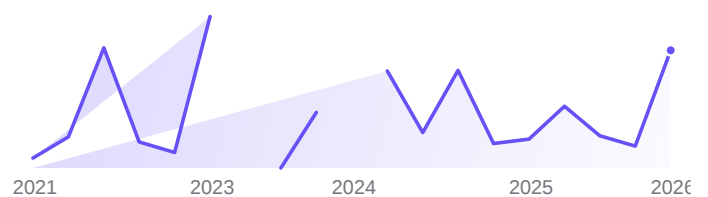
Sellers who sold at a gain

67%



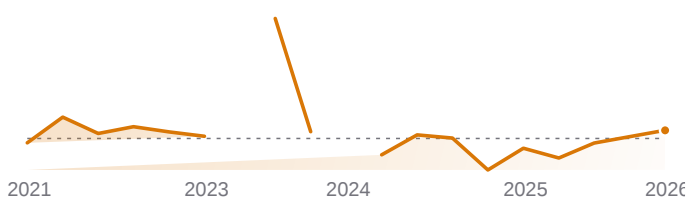
Typical hold before selling

12.5 yrs



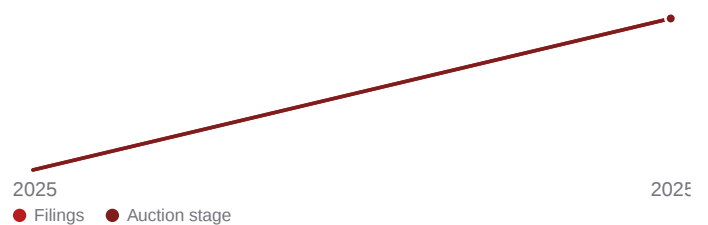
Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,094
Median value (AVM)	\$143K
Median size	1,839 ft²
Median bedrooms	3
Median year built	1998
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	10%
Owner occupied	81%
Company owned	5.9%
Median loan-to-value	67%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	989
Density	205 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	31
Homes occupied	78%
Bachelor's or higher	17%
Poverty rate	15.0%
Unemployment	1.1%
Average temp	69°F
Annual precip	66 in
Sunshine	58%

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