

Pearl River

City · LA · Louisiana · Saint Tammany

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

140

SALES (12 MO)

\$231K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



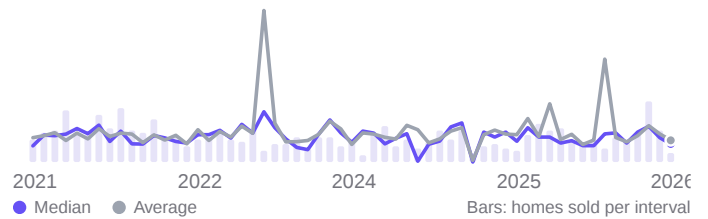
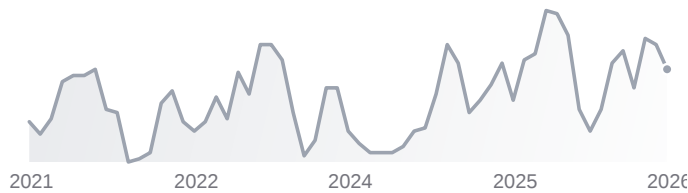
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$180K · Average \$202K

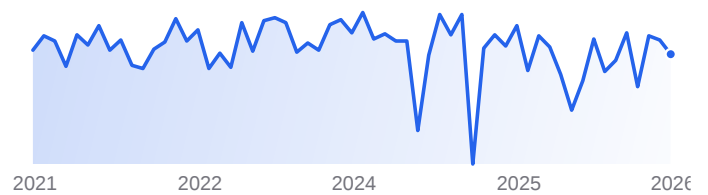
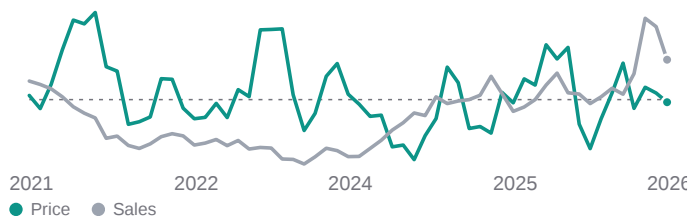


Growth (year over year)

Price -1.6% · Sales +25.0%

Price per square foot

\$124/ft²

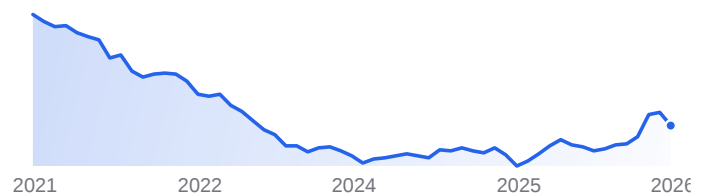


Sale premium vs estimated value

-9.4%

Annual turnover (share of homes sold)

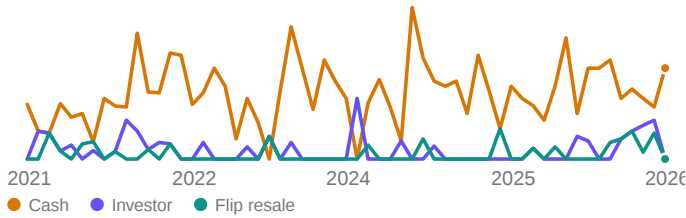
2.8%



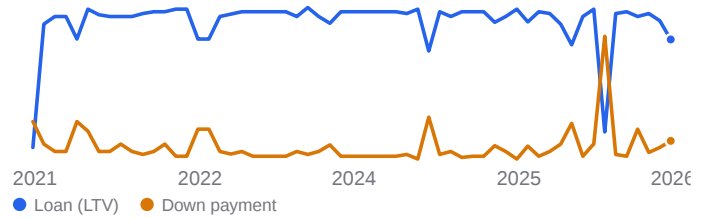
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

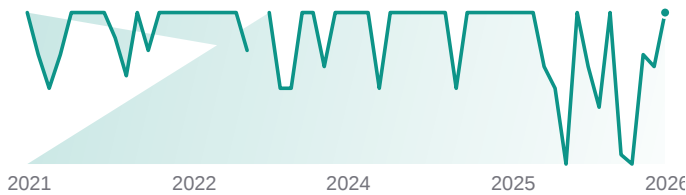


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



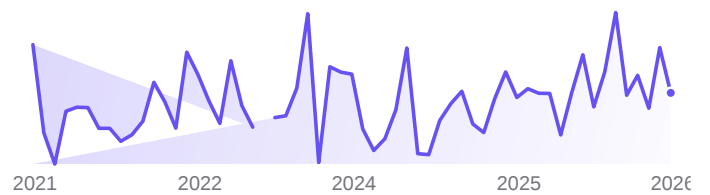
Sellers who sold at a gain

100%



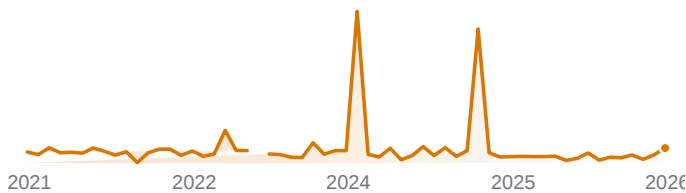
Typical hold before selling

5.7 yrs



Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,003
Median value (AVM)	\$231K
Median size	1,845 ft²
Median year built	2000
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.7%
Owner occupied	88%
Company owned	4.4%
Median loan-to-value	53%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,752
Density	737 / mi²
Median household income	\$57K
Average household income	\$92K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	11.1%
Unemployment	1.3%
Average temp	68°F
Annual precip	64 in
Sunshine	58%

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