

Metairie 70001

ZIP code · LA · Louisiana > Jefferson Parish > Metairie

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

420

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

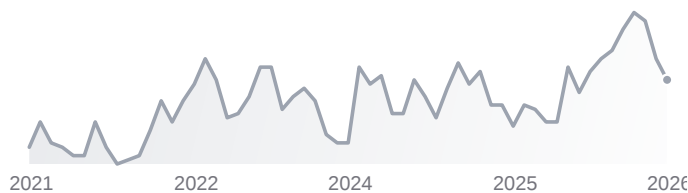
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

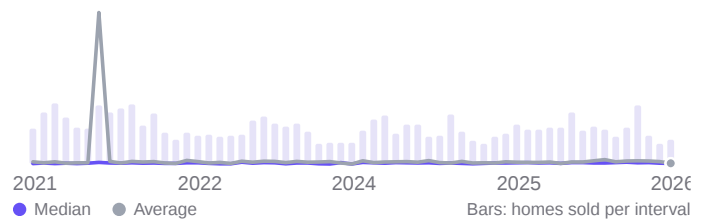
Market temperature (0–100)

48 / 100



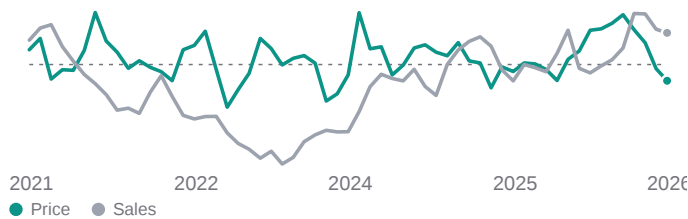
Sale prices

Median \$268K · Average \$279K



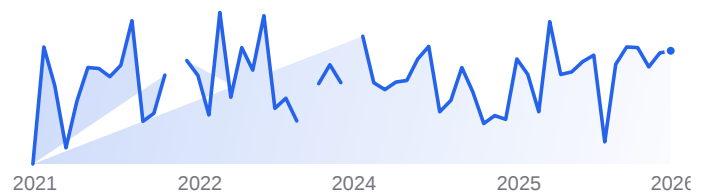
Growth (year over year)

Price -5.1% · Sales +9.9%



Price per square foot

\$215/ft²



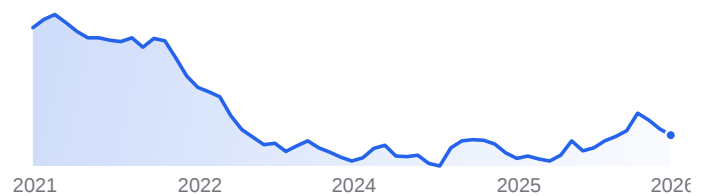
Sale premium vs estimated value

-1.5%



Annual turnover (share of homes sold)

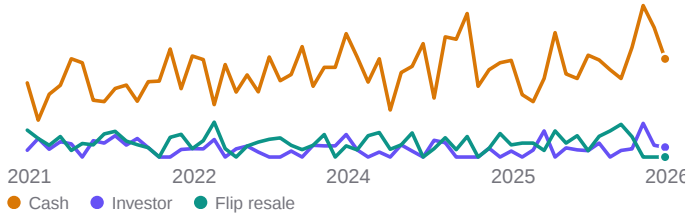
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 4.2% · Flip resale 0%



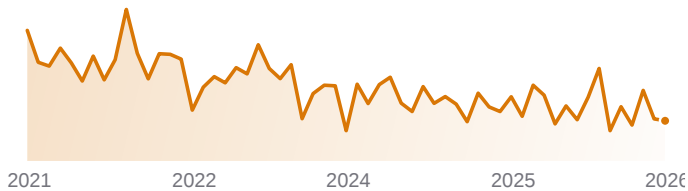
Sellers who sold at a gain

75%

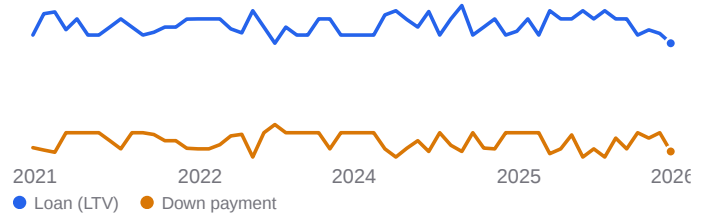


Median annualized return at resale

+2.4%

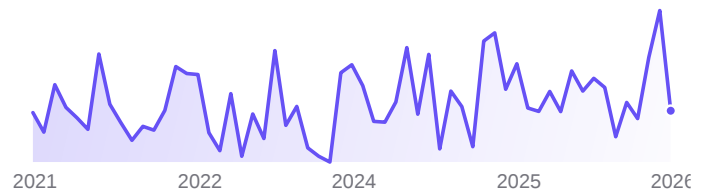


Financing (share of purchase price) Loan (LTV) 75% · Down payment 8.4%



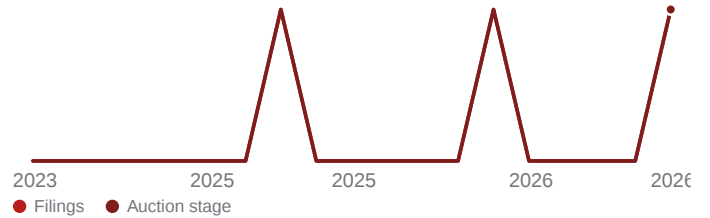
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,995
Median value (AVM)	\$250K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1980
Single family	80%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	6.2%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	65%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	38,508
Density	6,301 / mi²
Median household income	\$73K
Average household income	\$93K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	28
Homes occupied	93%
Bachelor's or higher	25%
Poverty rate	11.3%
Unemployment	1.3%
Average temp	69°F
Annual precip	65 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.