

Metairie 70002

ZIP code · LA · Louisiana > Jefferson Parish > Metairie

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

+23.0%

1-YR CHANGE

180

SALES (12 MO)

\$321K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



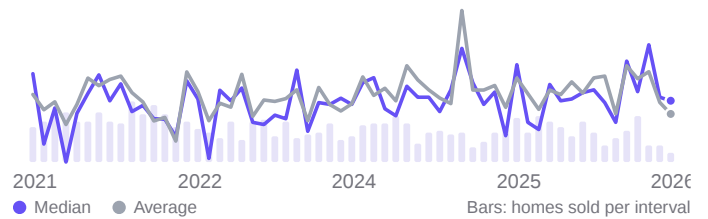
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$310K · Average \$273K

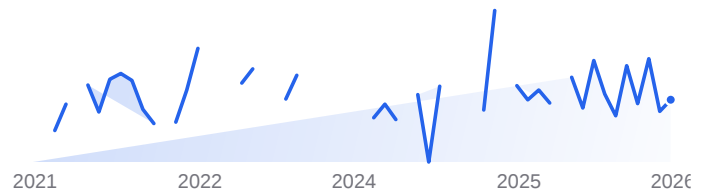
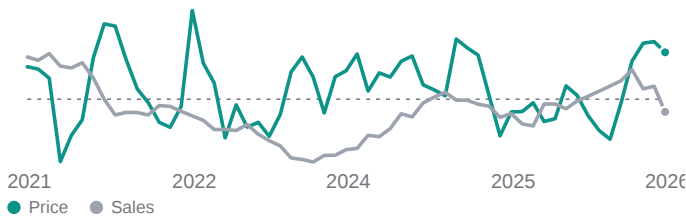


Growth (year over year)

Price +23.0% · Sales -6.3%

Price per square foot

\$154/ft²

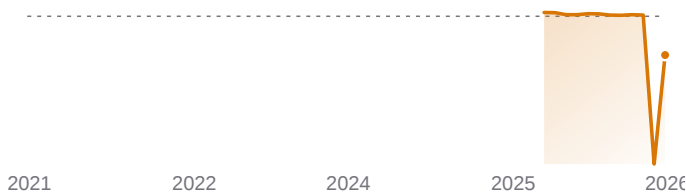


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

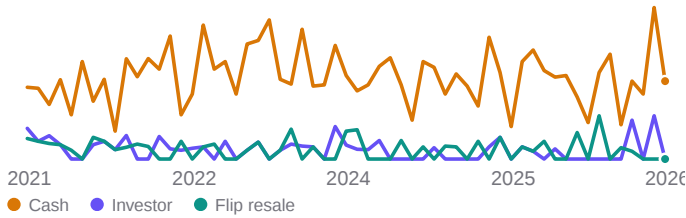
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



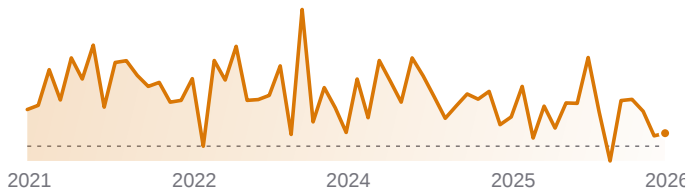
Sellers who sold at a gain

67%

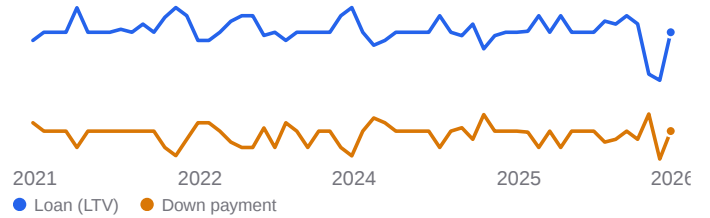


Median annualized return at resale

+0.9%

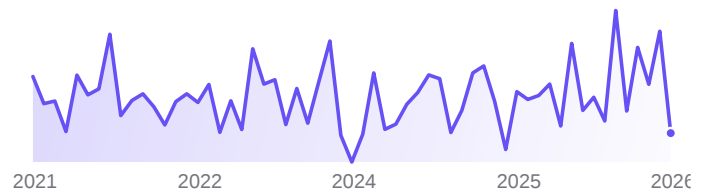


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,681
Median value (AVM)	\$321K
Median size	2,090 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	5.1%
Owner occupied	84%
Company owned	7.8%
Median loan-to-value	61%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	18,565
Density	4,887 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	92%
Bachelor's or higher	35%
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.