

Ama 70031

ZIP code · LA · Louisiana · Saint Charles · Ama

BUYER'S MARKET

\$66K

MEDIAN SALE PRICE

-61.4%

1-YR CHANGE

10

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



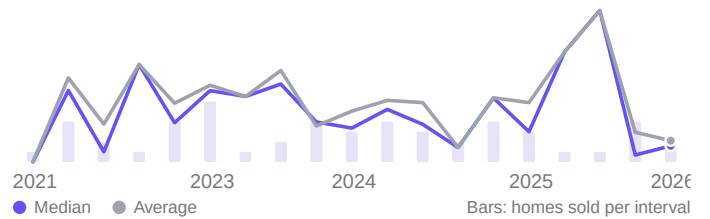
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$83K · Average \$96K

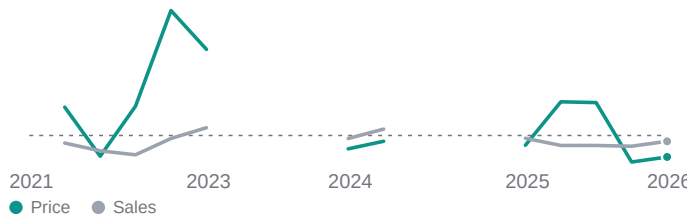


Growth (year over year)

Price -61.4% · Sales -16.7%

Price per square foot

\$47/ft²

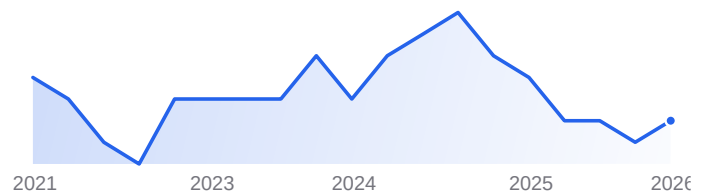
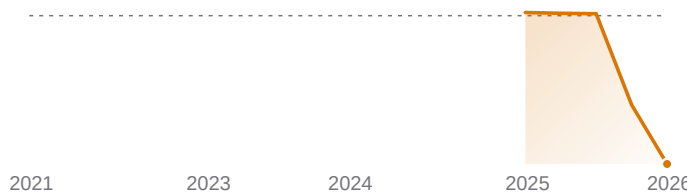


Sale premium vs estimated value

-64.1%

Annual turnover (share of homes sold)

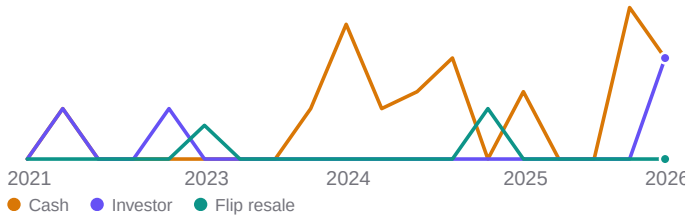
1.9%



BUYERS & OUTCOMES

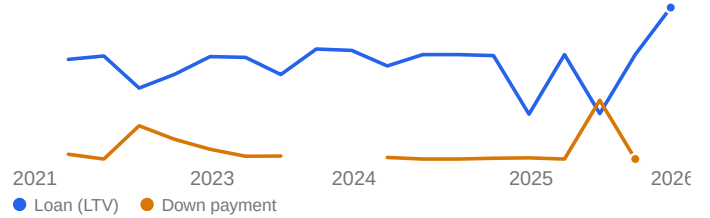
Buyer mix

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



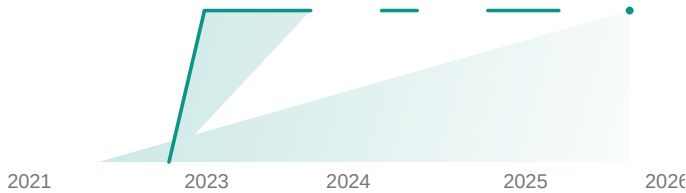
Financing (share of purchase price)

Loan (LTV) 142% · Down payment 1.8%



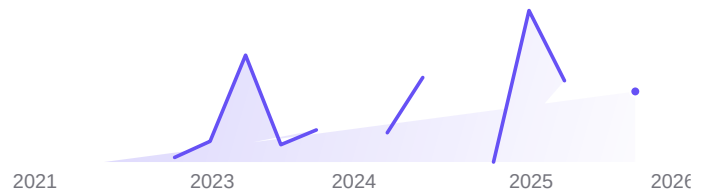
Sellers who sold at a gain

100%



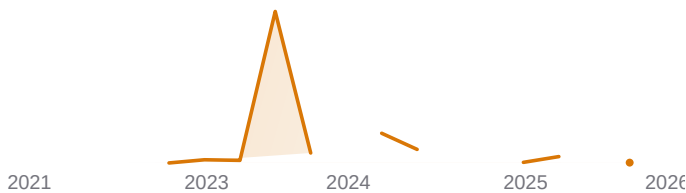
Typical hold before selling

9.6 yrs



Median annualized return at resale

+0.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	523
Median value (AVM)	\$211K
Median size	1,600 ft²
Median year built	1982
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.8%
Owner occupied	87%
Company owned	7.9%
Median loan-to-value	56%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	1,581
Density	215 / mi²
Median household income	\$69K
Average household income	\$85K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	9.9%
Unemployment	0.8%
Average temp	69°F
Annual precip	65 in
Sunshine	58%

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.