

Arabi 70032

ZIP code · LA · Louisiana > Saint Bernard > Arabi

SELLER'S MARKET

\$258K

MEDIAN SALE PRICE

+17.6%

1-YR CHANGE

59

SALES (12 MO)

\$174K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

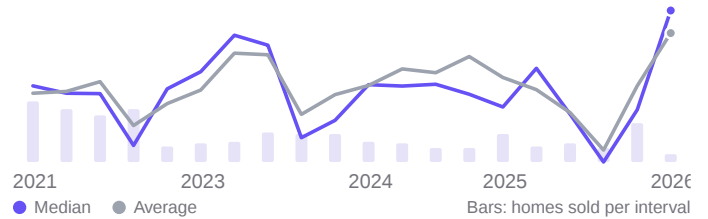
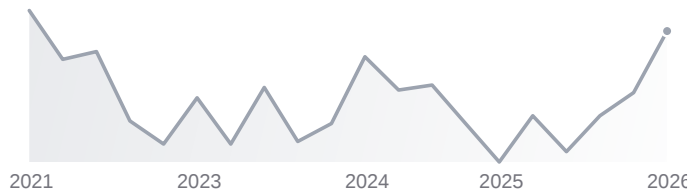
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$350K · Average \$321K

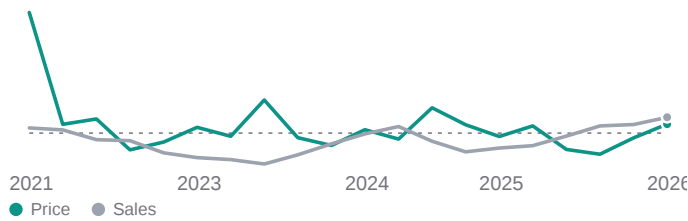


Growth (year over year)

Price +17.6% · Sales +31.1%

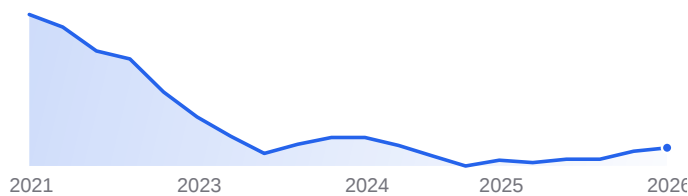
Sale premium vs estimated value

+21.4%



Annual turnover (share of homes sold)

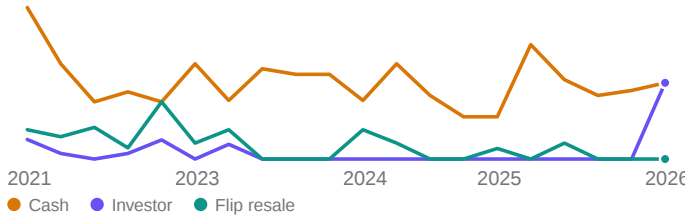
3.1%



BUYERS & OUTCOMES

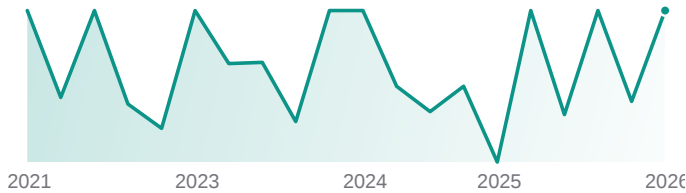
Buyer mix

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



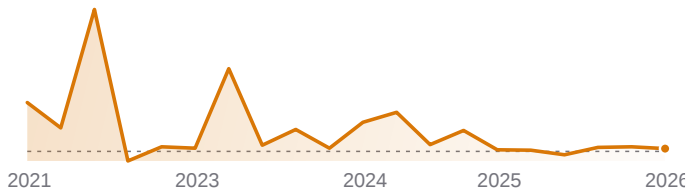
Sellers who sold at a gain

100%

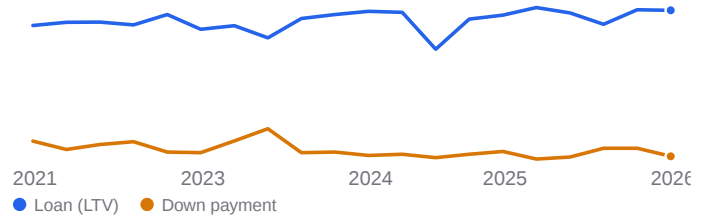


Median annualized return at resale

+3.5%

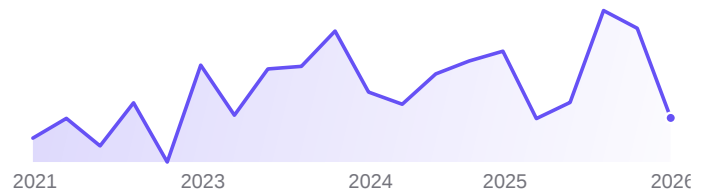


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



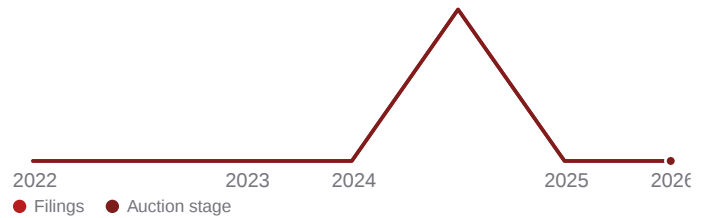
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,892
Median value (AVM)	\$174K
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	4.9%
Owner occupied	73%
Company owned	11%
Median loan-to-value	66%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	4,389
Density	1,676 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	22.0%
Unemployment	1.2%
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.