

Belle Chasse 70037

ZIP code · LA · Louisiana > Plaquemines Parish > Belle Chasse

STRONG BUYER'S MARKET

\$158K

MEDIAN SALE PRICE

-59.2%

1-YR CHANGE

74

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 2 / 100



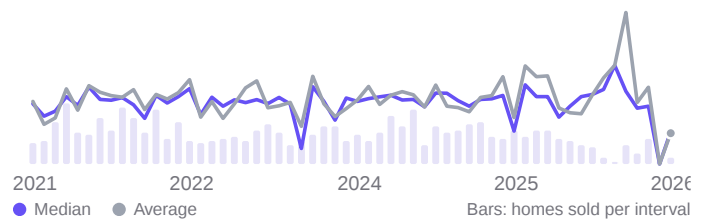
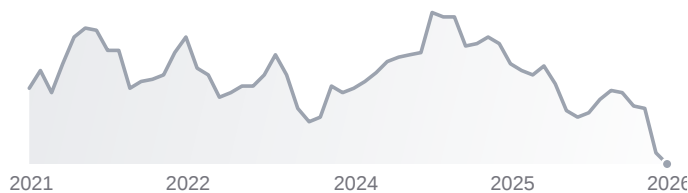
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

2 / 100

Sale prices

Median \$225K · Average \$218K

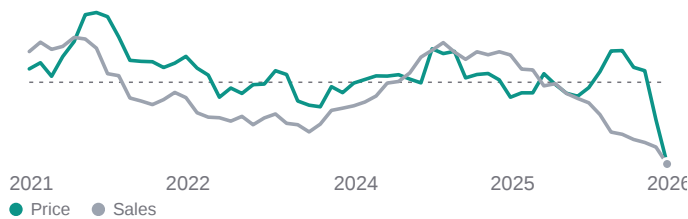


Growth (year over year)

Price -59.2% · Sales -59.6%

Price per square foot

\$66/ft²

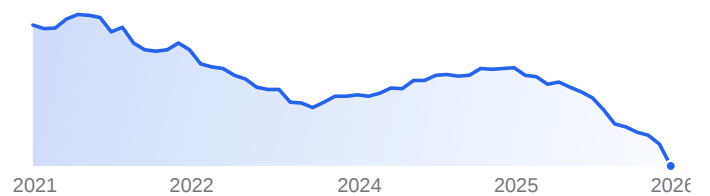
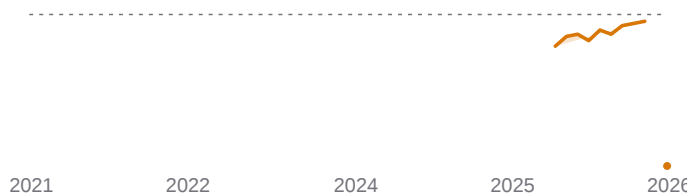


Sale premium vs estimated value

-11.5%

Annual turnover (share of homes sold)

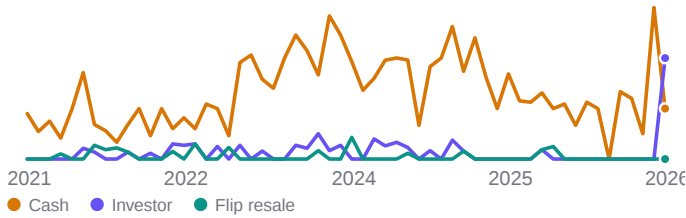
1.2%



BUYERS & OUTCOMES

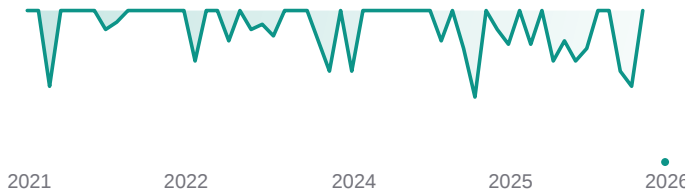
Buyer mix

Cash 33% · Investor 67% · Flip resale 0%



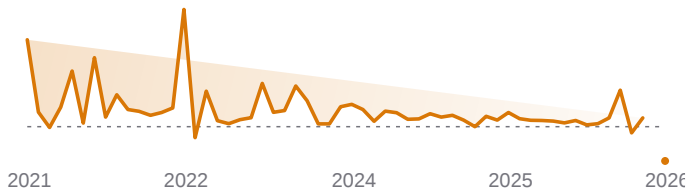
Sellers who sold at a gain

0%

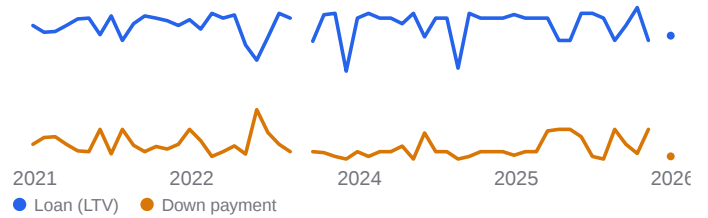


Median annualized return at resale

-13.0%

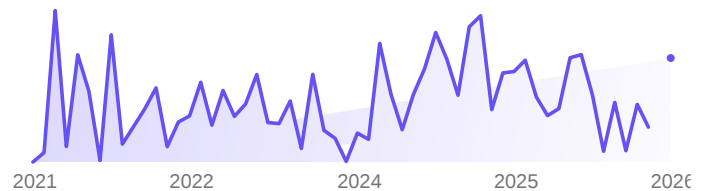


Financing (share of purchase price) Loan (LTV) 83% · Down payment 1.8%



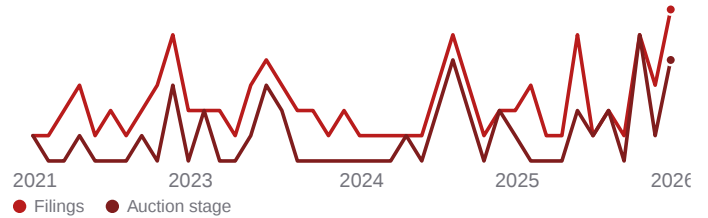
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	5,934
Median value (AVM)	\$342K
Median size	2,137 ft²
Median year built	2001
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.8%
Owner occupied	79%
Company owned	13%
Median loan-to-value	57%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	16,776
Density	217 / mi²
Median household income	\$88K
Average household income	\$110K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	30
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	69°F
Annual precip	67 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.