

Boutte 70039

ZIP code · LA · Louisiana · Saint Charles · Boutte

BUYER'S MARKET

\$38K

MEDIAN SALE PRICE

-79.0%

1-YR CHANGE

18

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



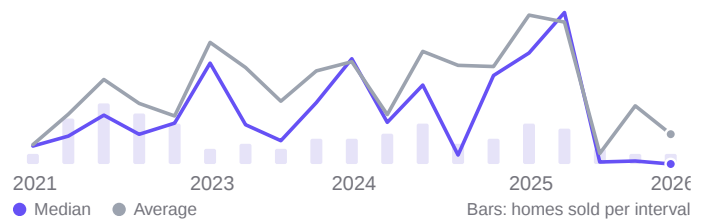
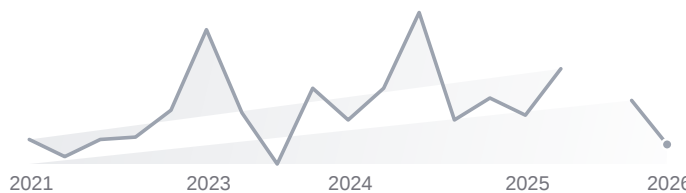
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$35K · Average \$85K

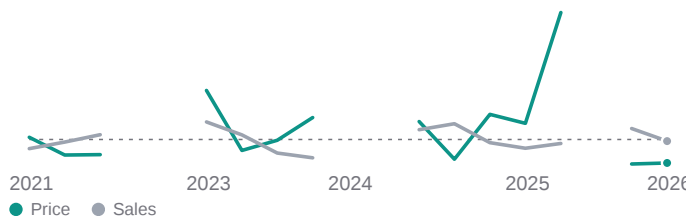


Growth (year over year)

Price -79.0% · Sales -5.3%

Price per square foot

\$22/ft²

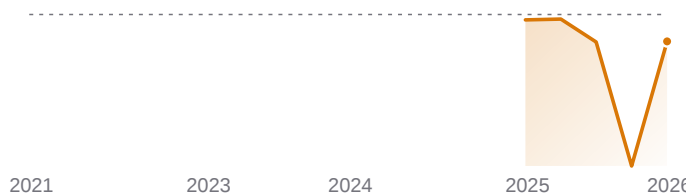


Sale premium vs estimated value

-9.4%

Annual turnover (share of homes sold)

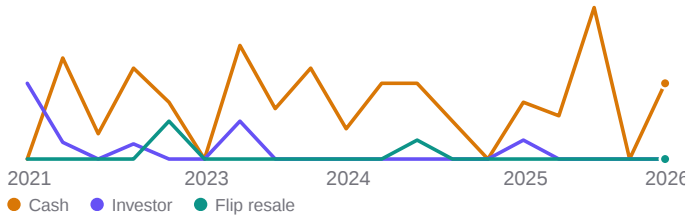
2.1%



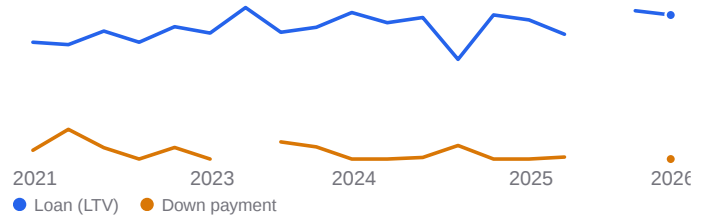
BUYERS & OUTCOMES

Buyer mix

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

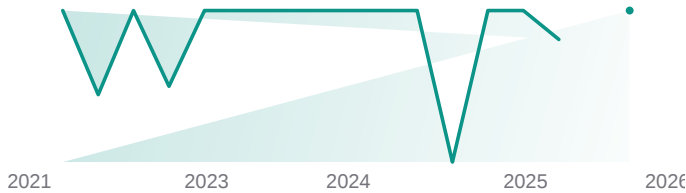


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



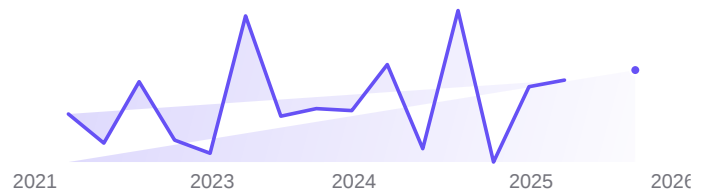
Sellers who sold at a gain

100%



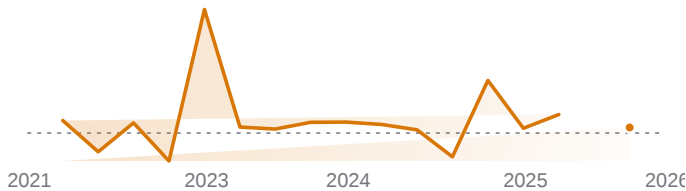
Typical hold before selling

8.1 yrs



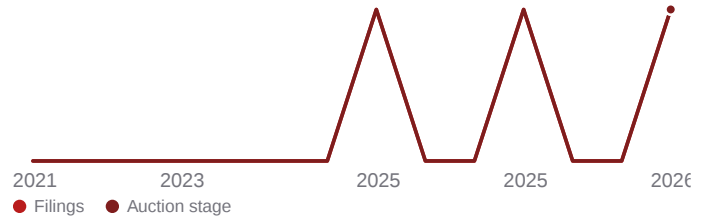
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	853
Median value (AVM)	\$189K
Median size	1,488 ft²
Median year built	1994
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	5.1%
Owner occupied	77%
Company owned	11%
Median loan-to-value	52%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	2,812
Density	160 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	28
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	15.0%
Unemployment	1.3%
Average temp	69°F
Annual precip	66 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.