

Braithwaite 70040

ZIP code · LA · Louisiana > Plaquemines Parish

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+138.1%

1-YR CHANGE

6

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

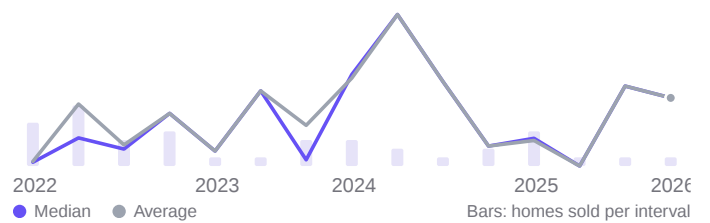
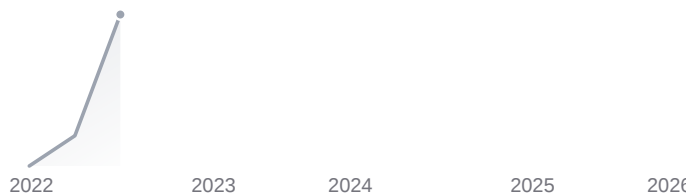
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$200K · Average \$200K

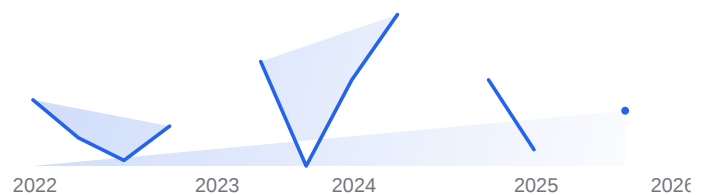
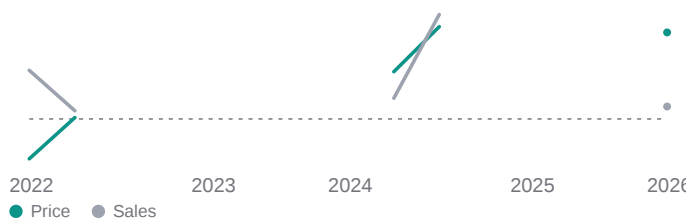


Growth (year over year)

Price +138.1% · Sales +20.0%

Price per square foot

\$71/ft²

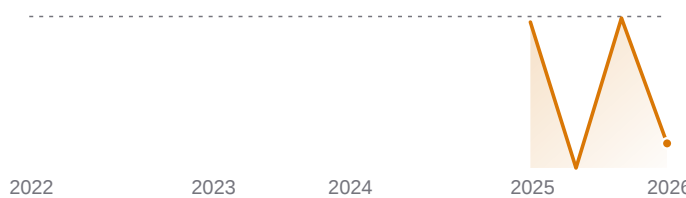


Sale premium vs estimated value

-49.8%

Annual turnover (share of homes sold)

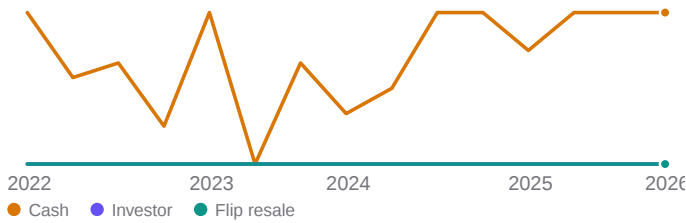
1.2%



BUYERS & OUTCOMES

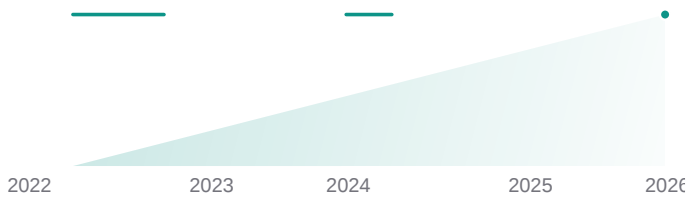
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



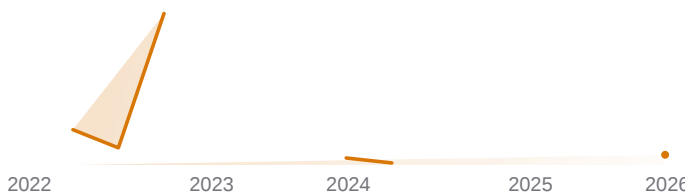
Sellers who sold at a gain

100%

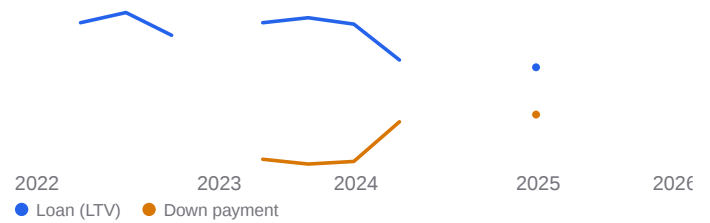


Median annualized return at resale

+3.3%

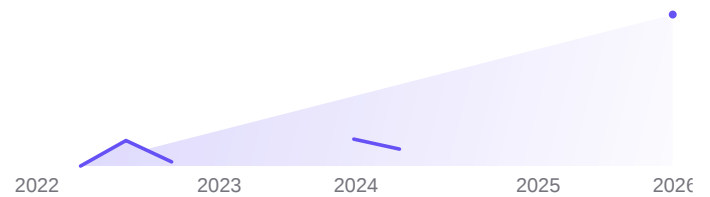


Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



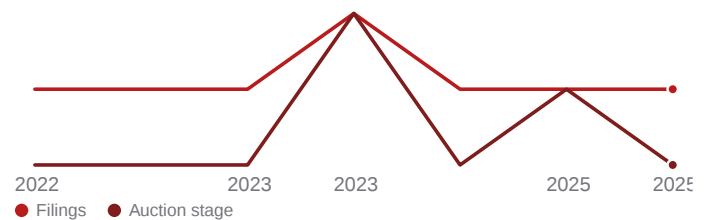
Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	492
Median value (AVM)	\$157K
Median size	2,072 ft²
Median year built	2003
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	5.6%
Owner occupied	81%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,832
Density	15 / mi²
Median household income	\$63K
Average household income	\$70K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	23
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	16.5%
Unemployment	1.3%
Average temp	70°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.