

Gretna 70053

ZIP code · LA · Louisiana > Jefferson Parish > Gretna

STRONG BUYER'S MARKET

\$162K

MEDIAN SALE PRICE

-18.3%

1-YR CHANGE

118

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



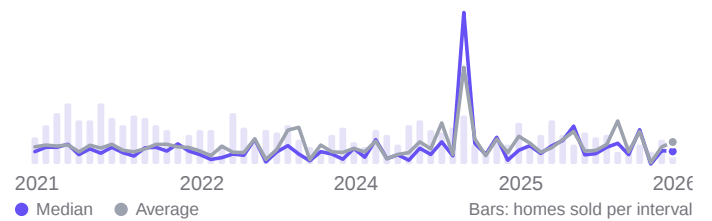
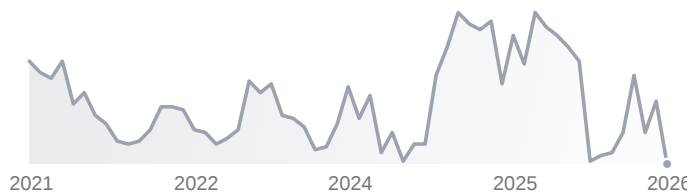
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

15 / 100

Sale prices

Median \$188K · Average \$249K

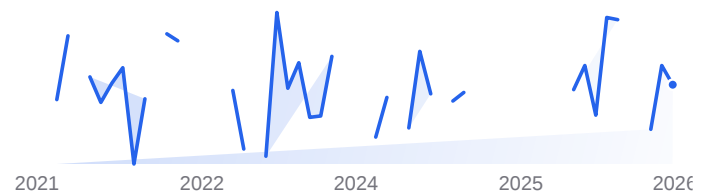
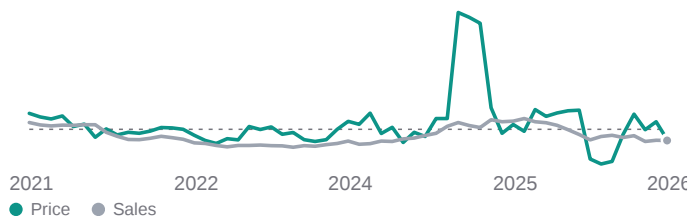


Growth (year over year)

Price -18.3% · Sales -20.3%

Price per square foot

\$129/ft²

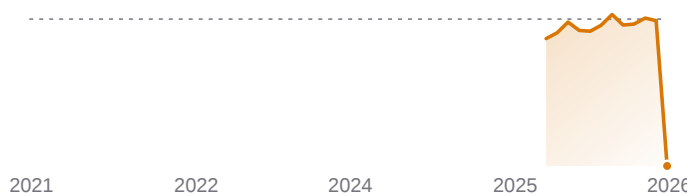


Sale premium vs estimated value

-13.2%

Annual turnover (share of homes sold)

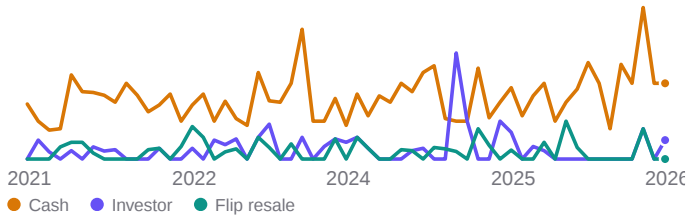
2.3%



BUYERS & OUTCOMES

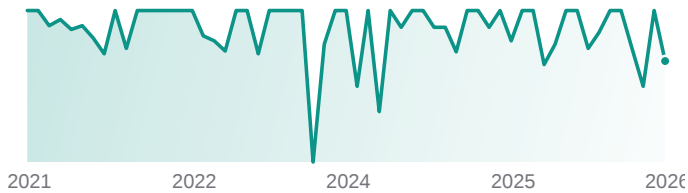
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



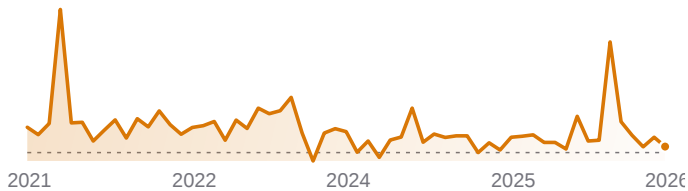
Sellers who sold at a gain

67%

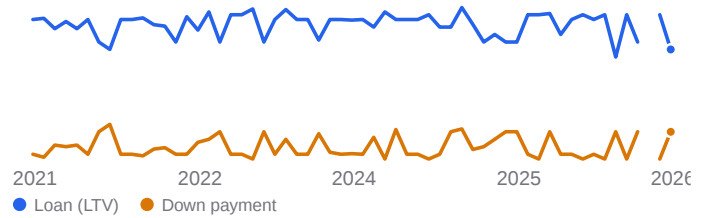


Median annualized return at resale

+1.5%

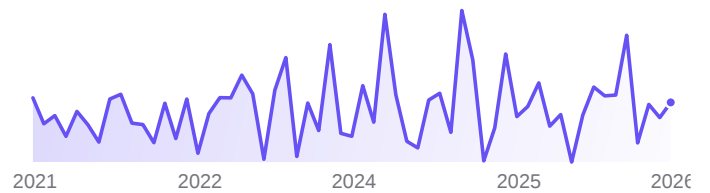


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



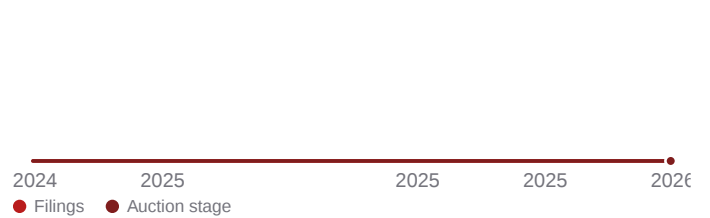
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,117
Median value (AVM)	\$149K
Median size	1,327 ft²
Median bedrooms	3
Median year built	1966
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	6.6%
Owner occupied	67%
Company owned	15%
Median loan-to-value	66%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	16,590
Density	4,204 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	31
Homes occupied	89%
Bachelor's or higher	16%
Poverty rate	23.3%
Unemployment	1.1%
Average temp	69°F
Annual precip	65 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.