

Gretna 70056

ZIP code · LA · Louisiana > Jefferson Parish > Gretna

STRONG BUYER'S MARKET

\$183K

MEDIAN SALE PRICE

-25.5%

1-YR CHANGE

267

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



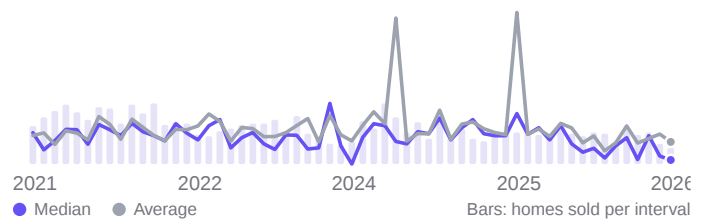
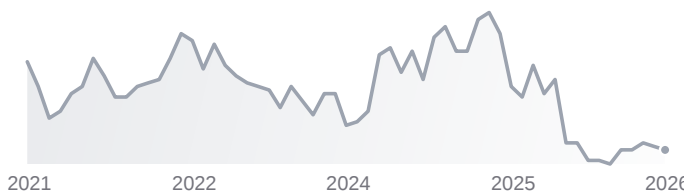
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$160K · Average \$205K

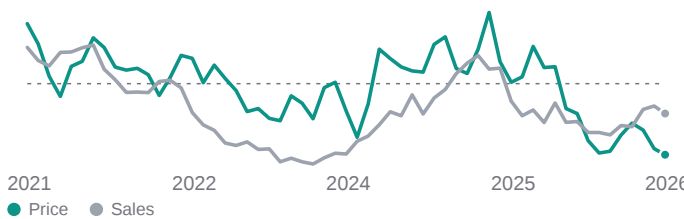


Growth (year over year)

Price -25.5% · Sales -10.7%

Price per square foot

\$123/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

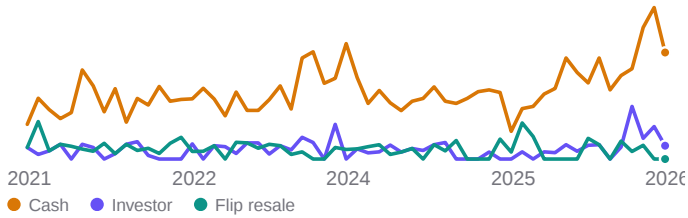
2.5%



BUYERS & OUTCOMES

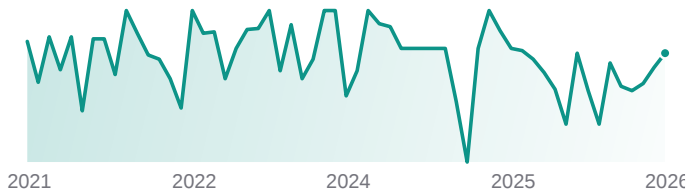
Buyer mix

Cash 62% · Investor 7.7% · Flip resale 0%



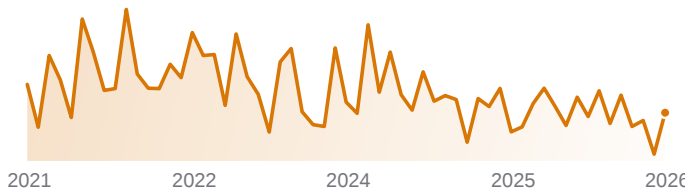
Sellers who sold at a gain

88%

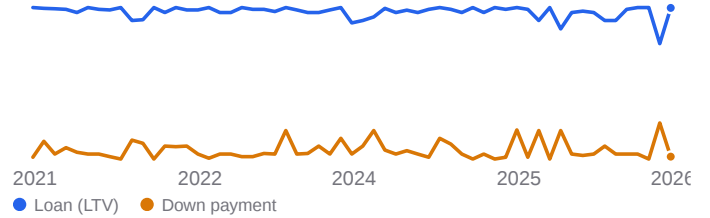


Median annualized return at resale

+2.7%

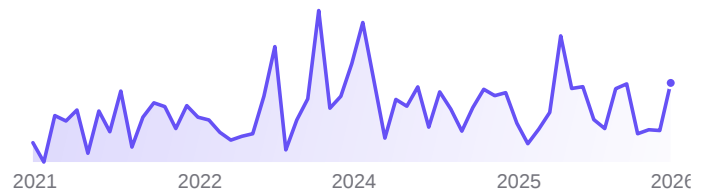


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.3%



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,594
Median value (AVM)	\$179K
Median size	1,843 ft²
Median bedrooms	3
Median year built	1981
Single family	91%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	5.4%
Owner occupied	84%
Company owned	7.6%
Median loan-to-value	72%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	39,771
Density	5,827 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	14.7%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.