

Meraux 70075

ZIP code · LA · Louisiana > Saint Bernard > Meraux

BUYER'S MARKET

\$220K

MEDIAN SALE PRICE

+13.6%

1-YR CHANGE

40

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



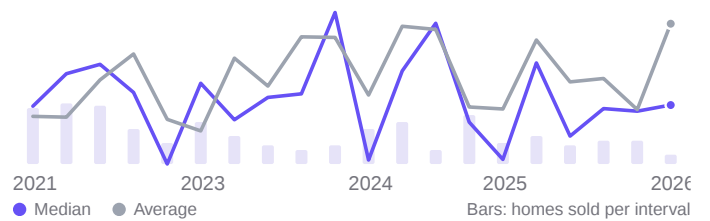
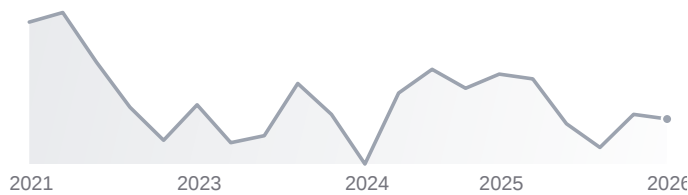
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$226K · Average \$282K

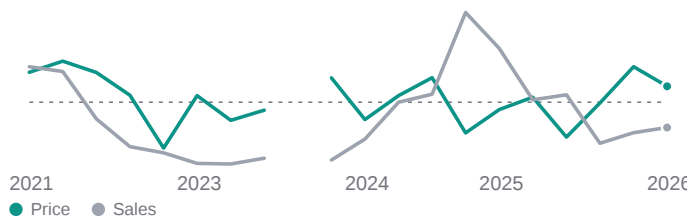


Growth (year over year)

Price +13.6% · Sales -21.6%

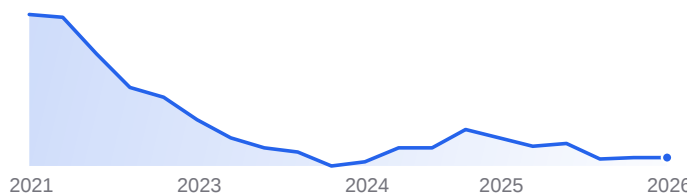
Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

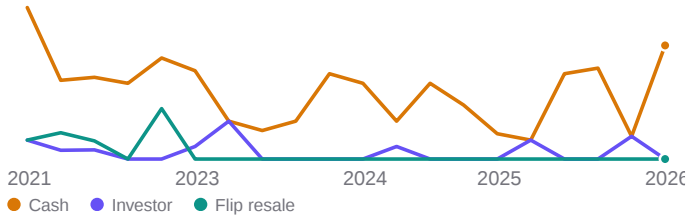
2.1%



BUYERS & OUTCOMES

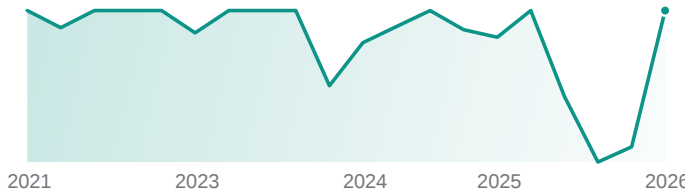
Buyer mix

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



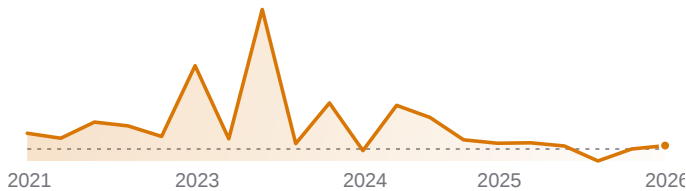
Sellers who sold at a gain

100%

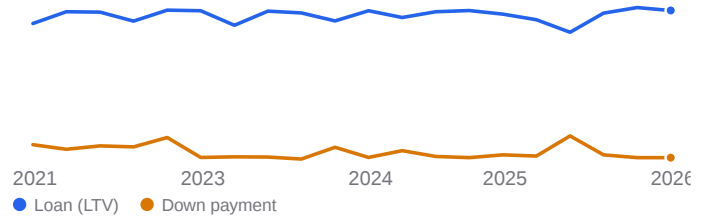


Median annualized return at resale

+2.0%

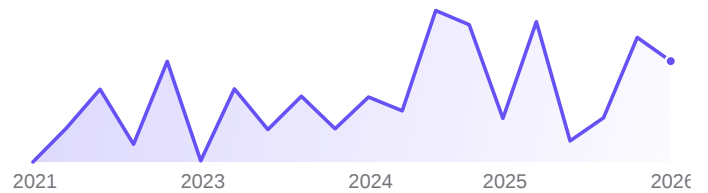


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



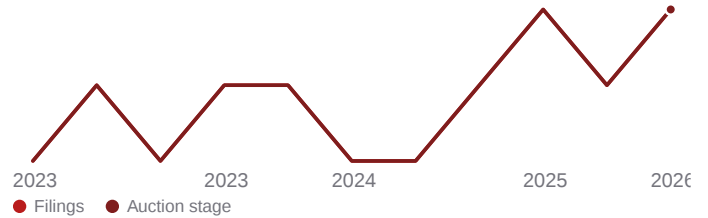
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,925
Median value (AVM)	\$194K
Median size	1,900 ft²
Median year built	1900
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	5.0%
Owner occupied	88%
Company owned	4.2%
Median loan-to-value	77%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	5,766
Density	760 / mi²
Median household income	\$73K
Average household income	\$90K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	30
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	21.6%
Unemployment	1.4%
Average temp	69°F
Annual precip	65 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.