

Norco 70079

ZIP code · LA · Louisiana · Saint Charles · Norco

BUYER'S MARKET

\$195K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

36

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



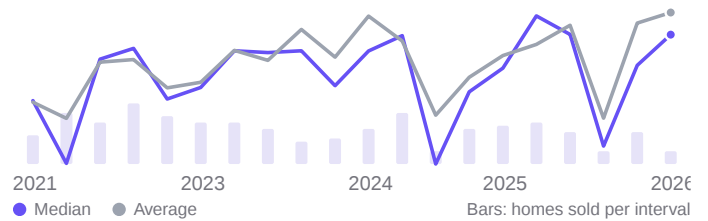
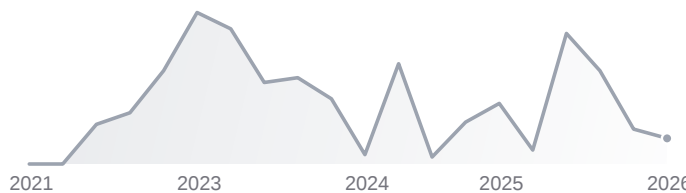
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$230K · Average \$256K

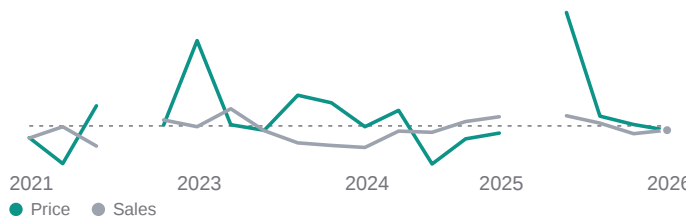


Growth (year over year)

Price -8.1% · Sales -7.7%

Price per square foot

\$172/ft²

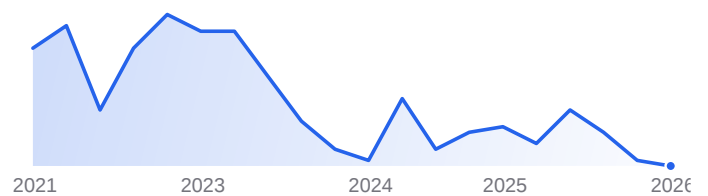


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

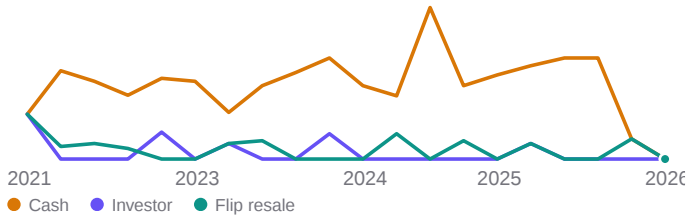
3.0%



BUYERS & OUTCOMES

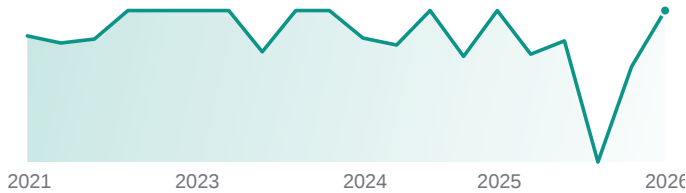
Buyer mix

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



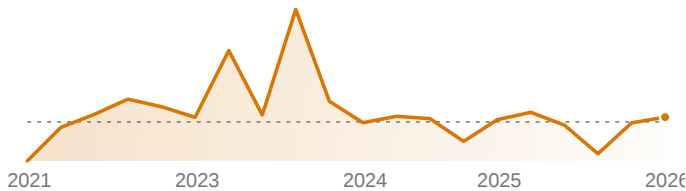
Sellers who sold at a gain

100%

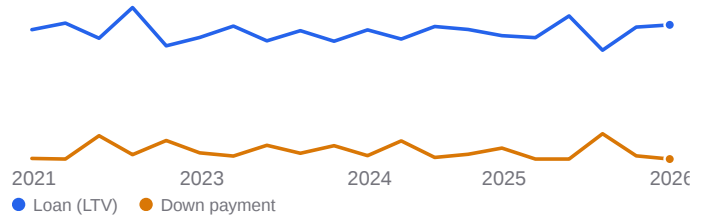


Median annualized return at resale

+3.3%

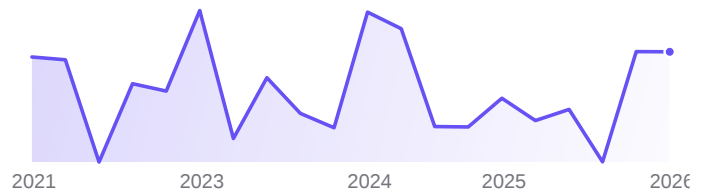


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



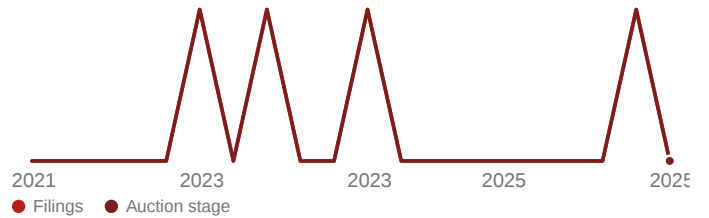
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,181
Median value (AVM)	\$206K
Median size	1,506 ft²
Median year built	1963
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	2.7%
Owner occupied	82%
Company owned	10%
Median loan-to-value	56%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,100
Density	381 / mi²
Median household income	\$72K
Average household income	\$86K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	26
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	14.0%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.