

Paradis 70080

ZIP code · LA · Louisiana > Saint Charles > Paradis

SELLER'S MARKET

\$209K

MEDIAN SALE PRICE

19

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

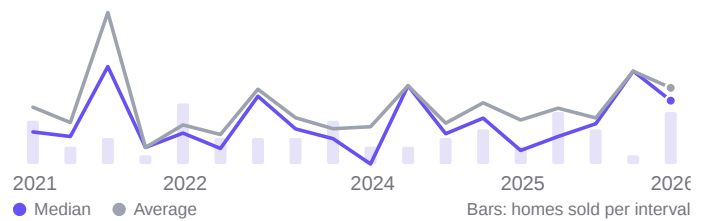
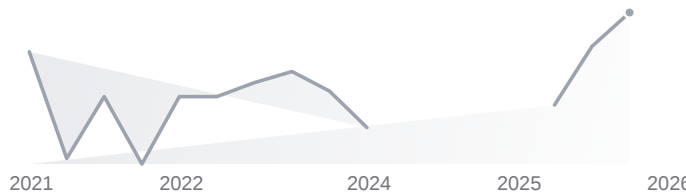
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$188K · Average \$219K

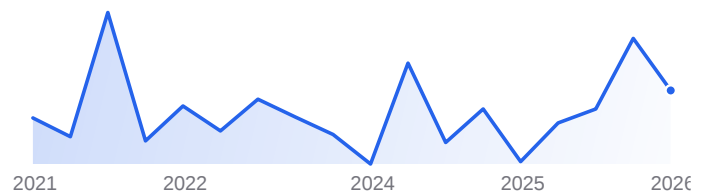
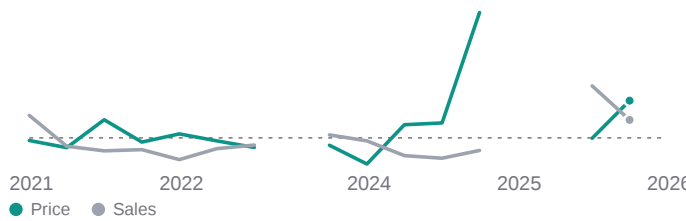


Growth (year over year)

Price +92.1% · Sales +44.4%

Price per square foot

\$118/ft²

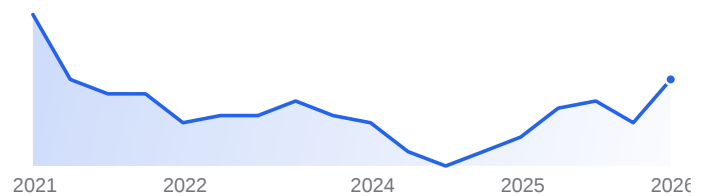
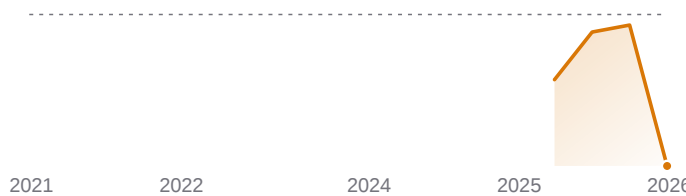


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

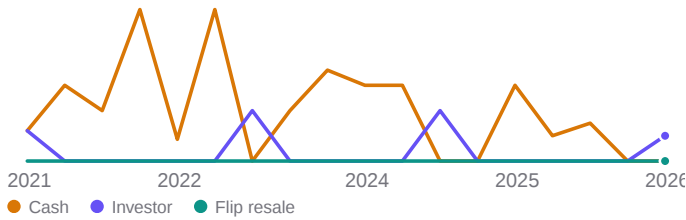
4.0%



BUYERS & OUTCOMES

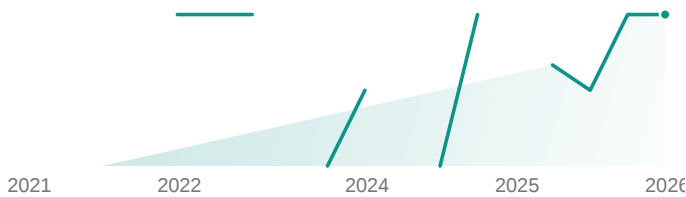
Buyer mix

Cash 0% · Investor 17% · Flip resale 0%



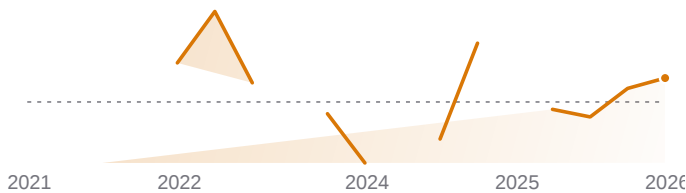
Sellers who sold at a gain

100%

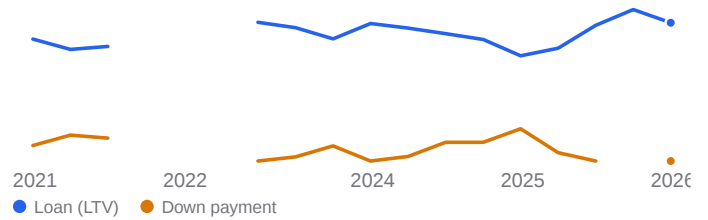


Median annualized return at resale

+3.8%

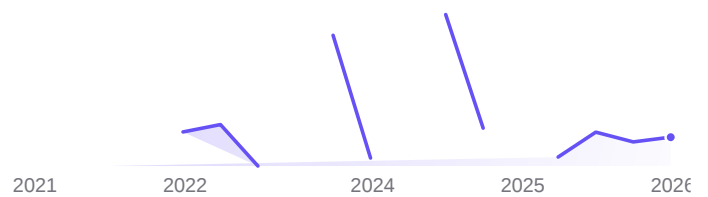


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.8%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	480
Median value (AVM)	\$196K
Median size	1,500 ft²
Median year built	1982
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.8%
Owner occupied	80%
Company owned	9.9%
Median loan-to-value	53%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	1,484
Density	45 / mi²
Median household income	\$70K
Average household income	\$150K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	30
Homes occupied	87%
Bachelor's or higher	5%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	69°F
Annual precip	66 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.