

Port Sulphur 70083

ZIP code · LA · Louisiana > Plaquemines Parish > Port Sulphur

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+17.3%

1-YR CHANGE

5

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

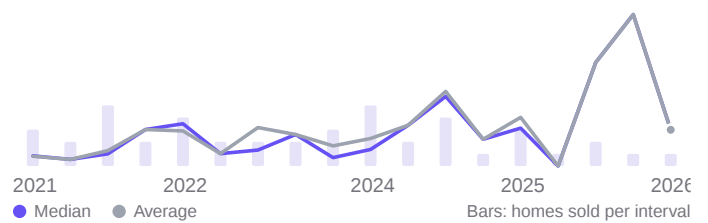
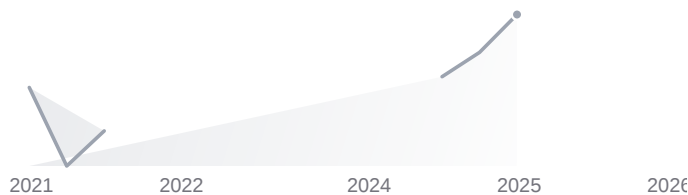
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$265K · Average \$265K

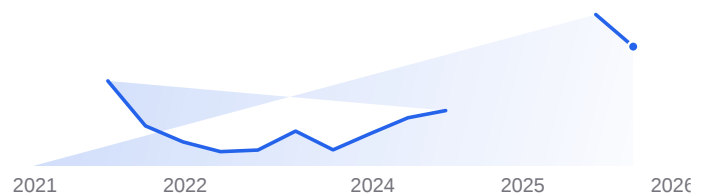
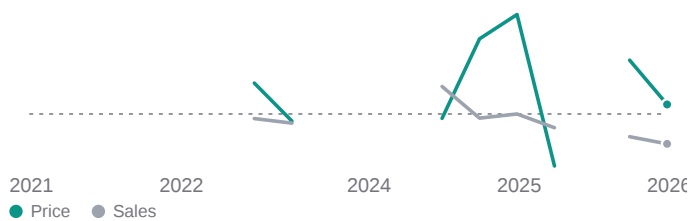


Growth (year over year)

Price +17.3% · Sales -54.5%

Price per square foot

\$446/ft²

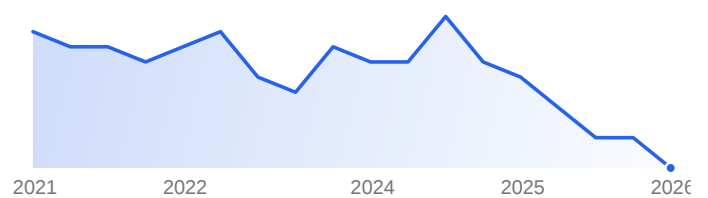


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

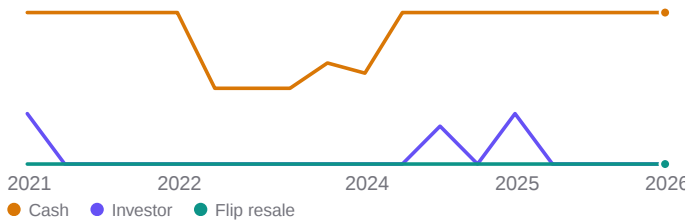
0.6%



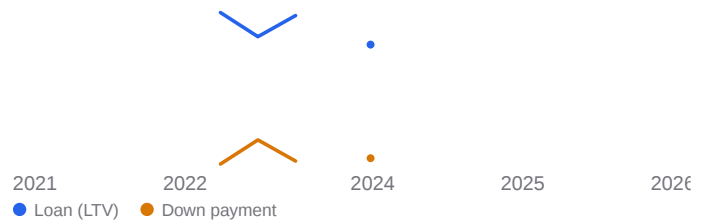
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

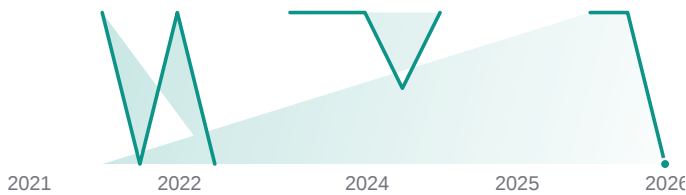


Financing (share of purchase price) Loan (LTV) 75% · Down payment 10%



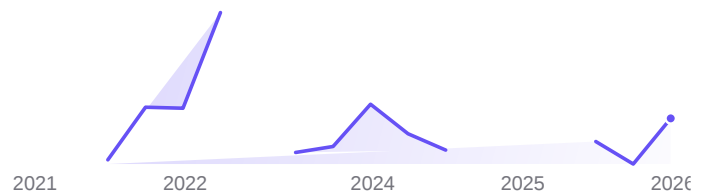
Sellers who sold at a gain

0%



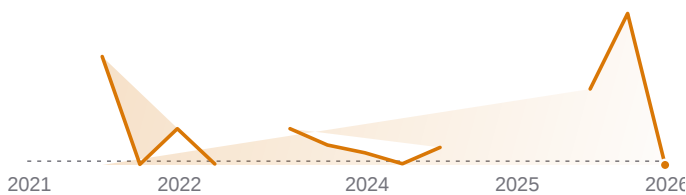
Typical hold before selling

7.2 yrs



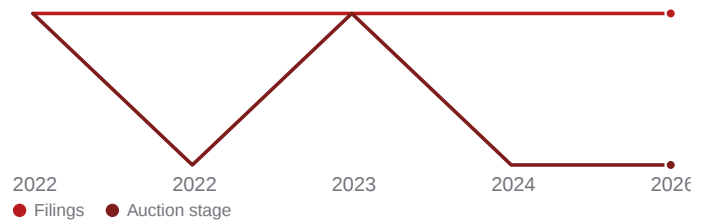
Median annualized return at resale

-2.8%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	907
Median value (AVM)	\$189K
Median size	1,400 ft²
Median year built	2008
Single family	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	3.0%
Owner occupied	69%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	2,193
Density	5 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	22
Homes occupied	73%
Bachelor's or higher	6%
Poverty rate	15.2%
Unemployment	1.1%
Average temp	69°F
Annual precip	69 in
Sunshine	58%

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