

New Orleans 70116

ZIP code · LA · Louisiana > Orleans Parish > New Orleans

BUYER'S MARKET

\$196K

MEDIAN SALE PRICE

-38.8%

1-YR CHANGE

176

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



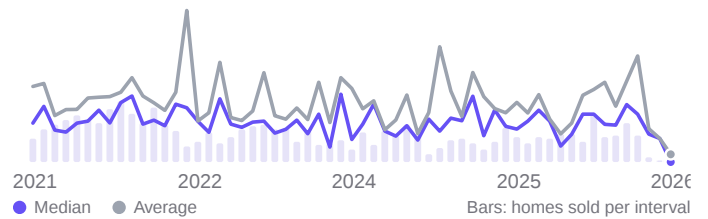
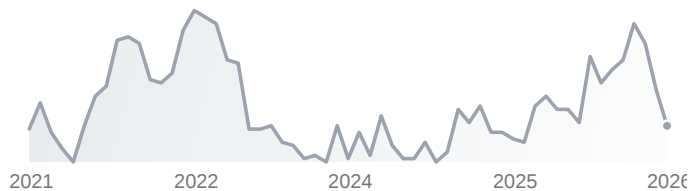
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$110K · Average \$149K

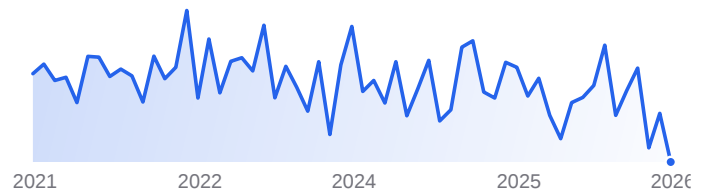
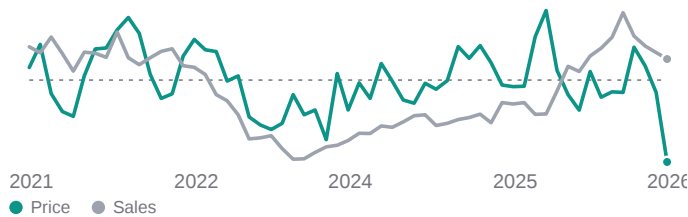


Growth (year over year)

Price -38.8% · Sales +10.0%

Price per square foot

\$57/ft²



Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

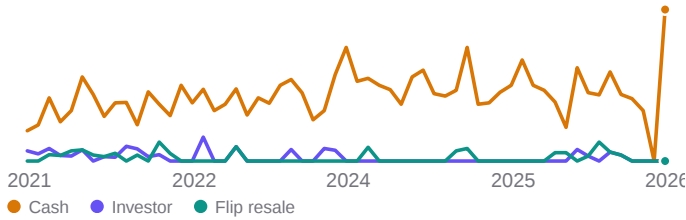
3.6%



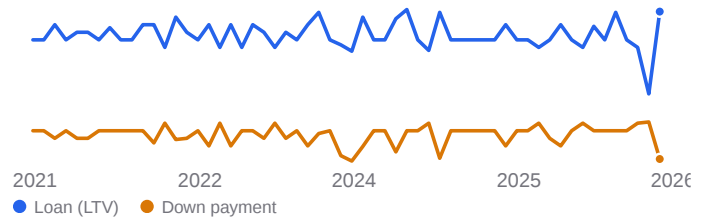
BUYERS & OUTCOMES

Buyer mix

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

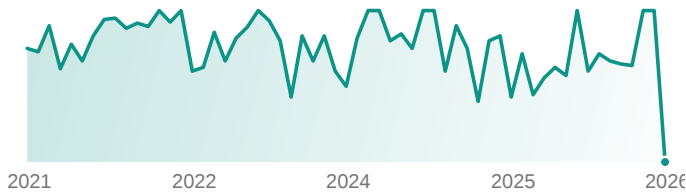


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.3%



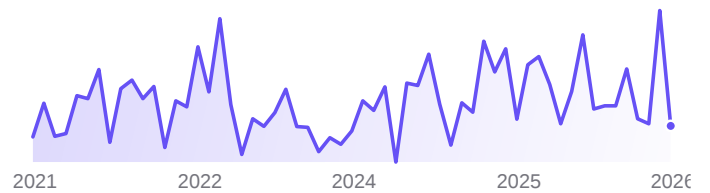
Sellers who sold at a gain

0%



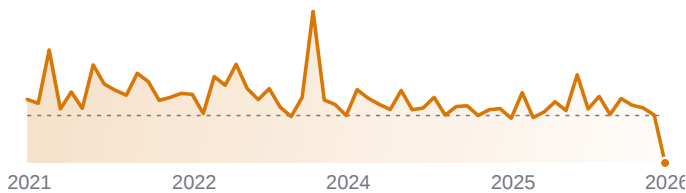
Typical hold before selling

3.8 yrs



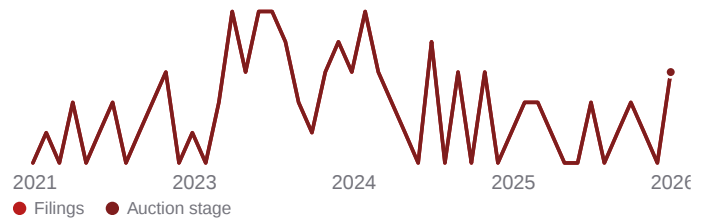
Median annualized return at resale

-9.5%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	4,872
Median value (AVM)	\$314K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1900
Single family	30%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	4.0%
Owner occupied	49%
Company owned	23%
Median loan-to-value	41%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	9,680
Density	7,276 / mi²
Median household income	\$50K
Average household income	\$73K
Crime index (US avg 100)	166
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	31
Homes occupied	64%
Bachelor's or higher	28%
Poverty rate	24.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.