

New Orleans 70118

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

BALANCED MARKET

\$831K

MEDIAN SALE PRICE

+106.2%

1-YR CHANGE

294

SALES (12 MO)

\$389K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



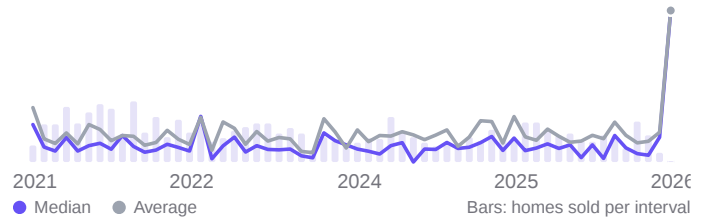
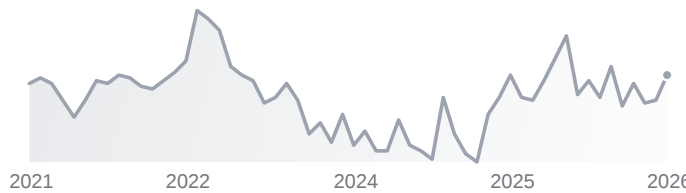
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.7M · Average \$1.7M

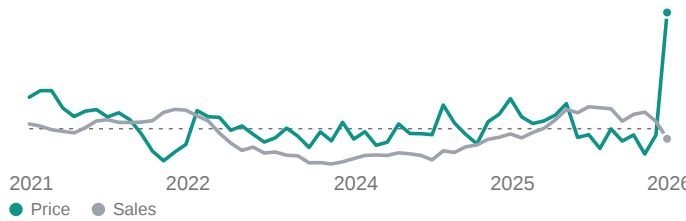


Growth (year over year)

Price +106.2% · Sales -9.3%

Price per square foot

\$350/ft²

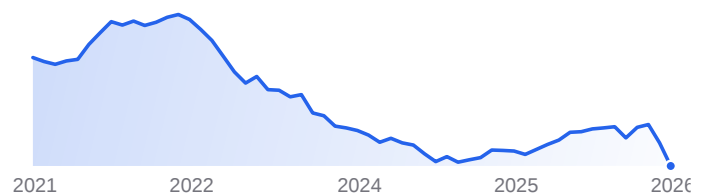


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

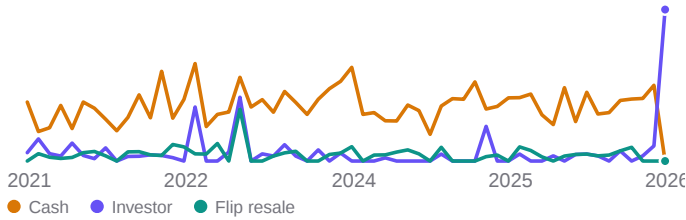
2.9%



BUYERS & OUTCOMES

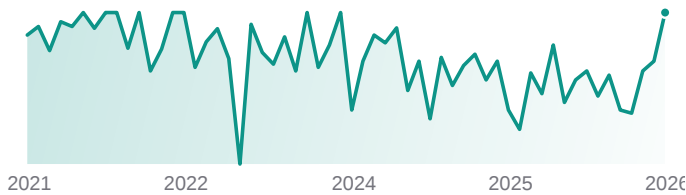
Buyer mix

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



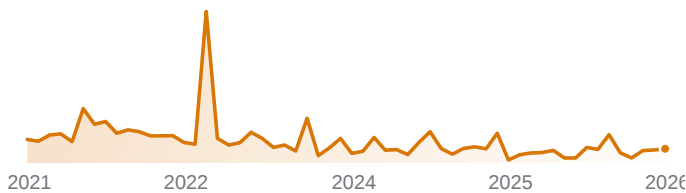
Sellers who sold at a gain

100%

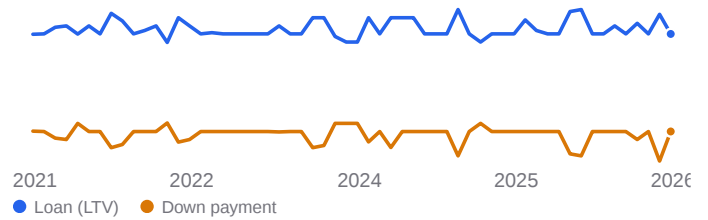


Median annualized return at resale

+3.3%

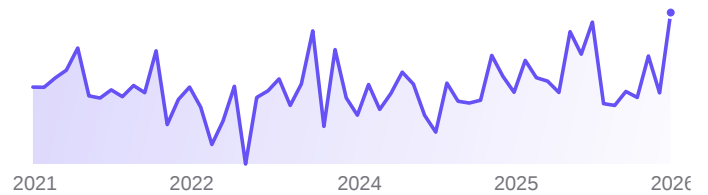


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	10,113
Median value (AVM)	\$389K
Median size	1,840 ft²
Median bedrooms	3
Median year built	1925
Single family	58%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.6%
Owner occupied	66%
Company owned	16%
Median loan-to-value	58%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	33,982
Density	6,403 / mi²
Median household income	\$78K
Average household income	\$105K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	32
Homes occupied	83%
Bachelor's or higher	26%
Poverty rate	17.1%
Unemployment	1.2%
Average temp	69°F
Annual precip	65 in
Sunshine	58%

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