

New Orleans 70123

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

BALANCED MARKET

\$319K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

239

SALES (12 MO)

\$266K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

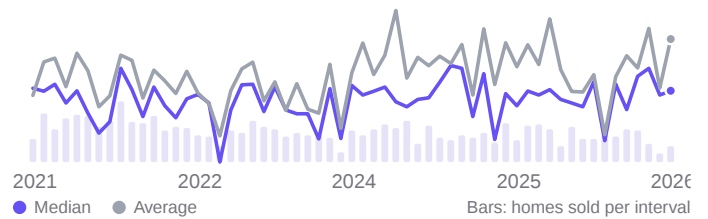
Market temperature (0–100)

41 / 100



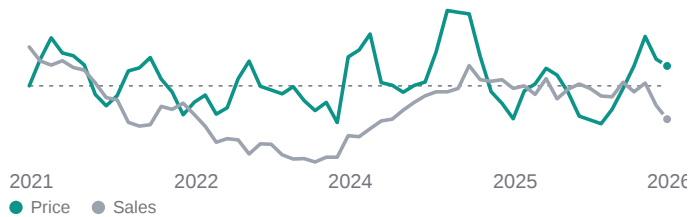
Sale prices

Median \$308K · Average \$405K



Growth (year over year)

Price +7.9% · Sales -13.4%



Price per square foot

\$172/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

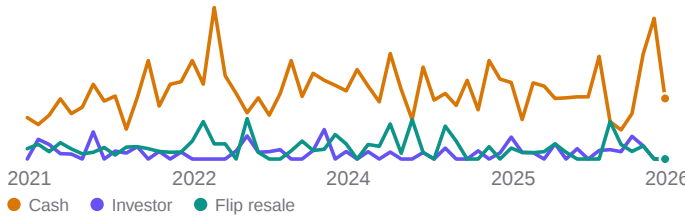
2.7%



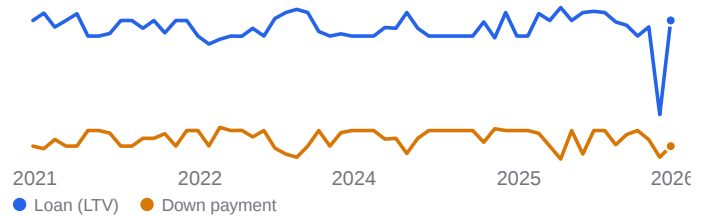
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



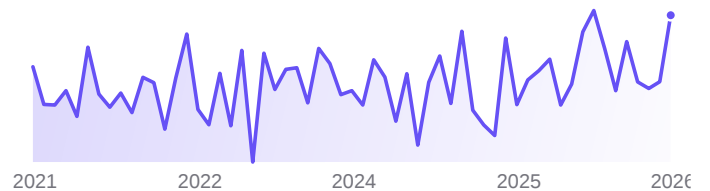
Sellers who sold at a gain

86%



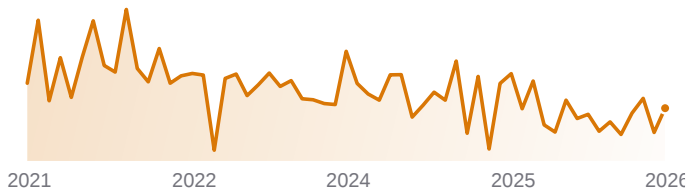
Typical hold before selling

9.2 yrs



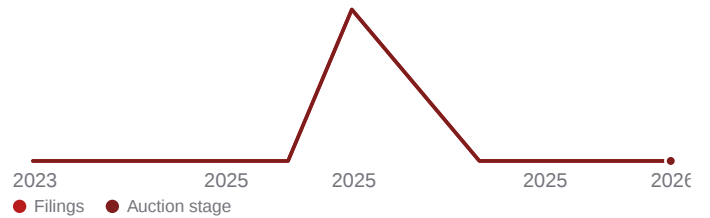
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,783
Median value (AVM)	\$266K
Median size	1,822 ft²
Median bedrooms	3
Median year built	1975
Single family	92%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	7.0%
Owner occupied	86%
Company owned	6.1%
Median loan-to-value	69%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	26,125
Density	2,899 / mi²
Median household income	\$82K
Average household income	\$106K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	29
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	7.9%
Unemployment	1.1%
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.