

New Orleans 70128

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

BALANCED MARKET

\$254K

MEDIAN SALE PRICE

+69.1%

1-YR CHANGE

109

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



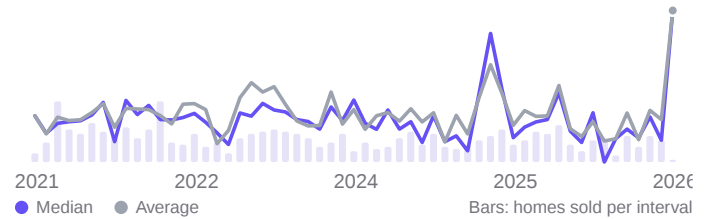
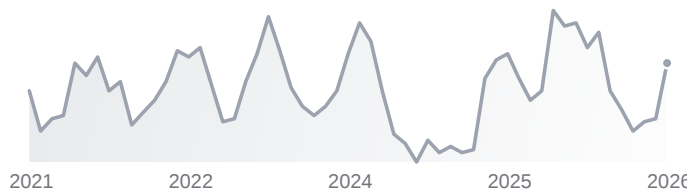
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$460K · Average \$460K

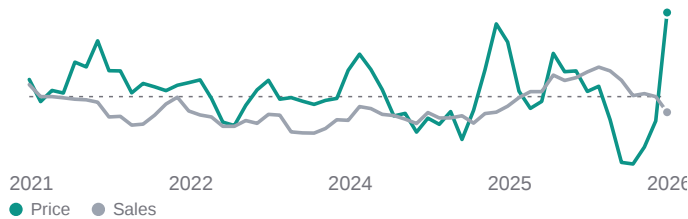


Growth (year over year)

Price +69.1% · Sales -12.8%

Price per square foot

\$143/ft²

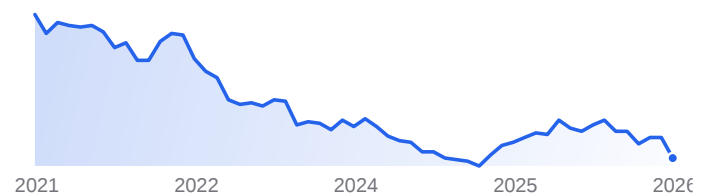


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

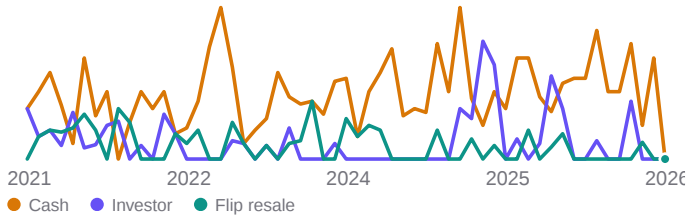
1.8%



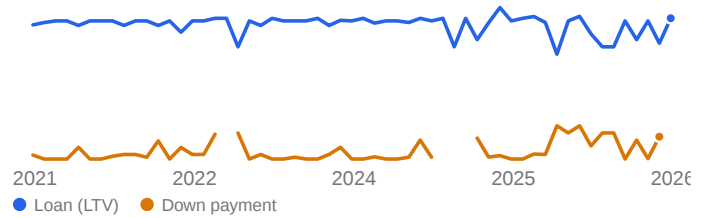
BUYERS & OUTCOMES

Buyer mix

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

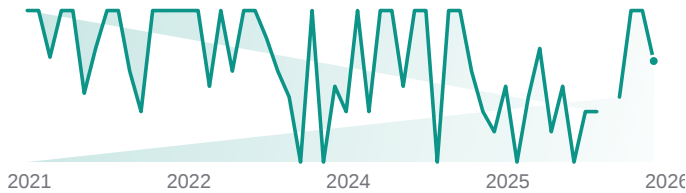


Financing (share of purchase price) Loan (LTV) 100% · Down payment 17%



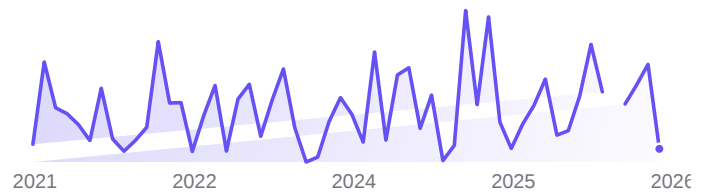
Sellers who sold at a gain

83%



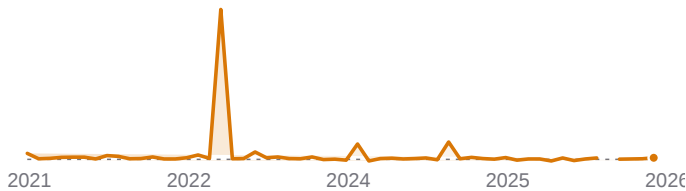
Typical hold before selling

1.5 yrs



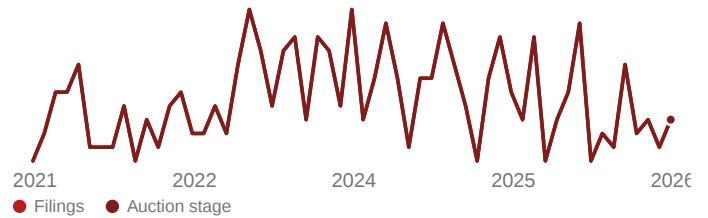
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	6,092
Median value (AVM)	\$169K
Median size	1,787 ft²
Median bedrooms	3
Median year built	1980
Single family	90%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	4.1%
Owner occupied	82%
Company owned	8.2%
Median loan-to-value	70%

Typical ownership tenure

19.4 yrs

COMMUNITY

Population	13,646
Density	2,908 / mi²
Median household income	\$61K
Average household income	\$86K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	23.3%
Unemployment	1.0%
Average temp	70°F
Annual precip	64 in
Sunshine	58%

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