

Thibodaux 70301

ZIP code · LA · Louisiana > Lafourche Parish > Thibodaux

BALANCED MARKET

\$226K

MEDIAN SALE PRICE

+11.3%

1-YR CHANGE

509

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



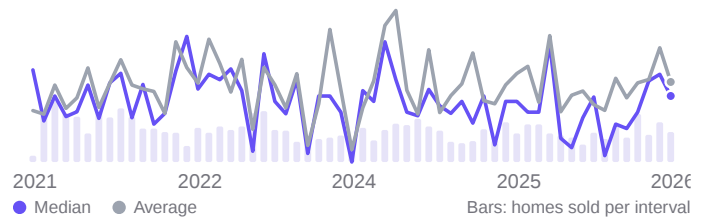
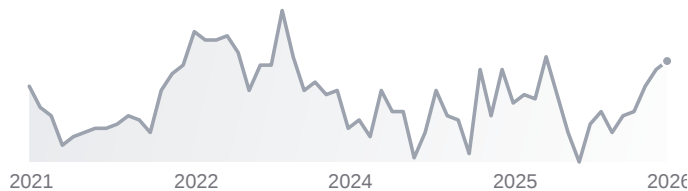
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$215K · Average \$228K

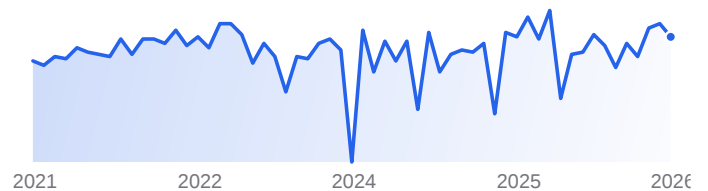
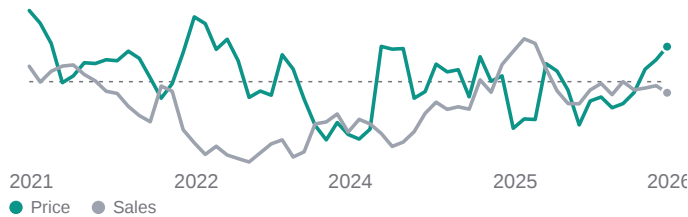


Growth (year over year)

Price +11.3% · Sales -3.6%

Price per square foot

\$144/ft²

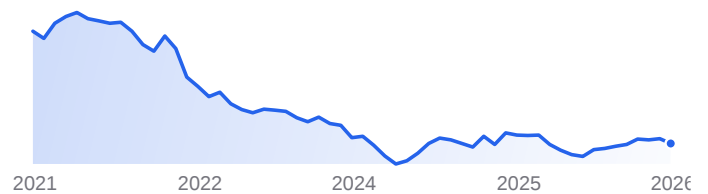
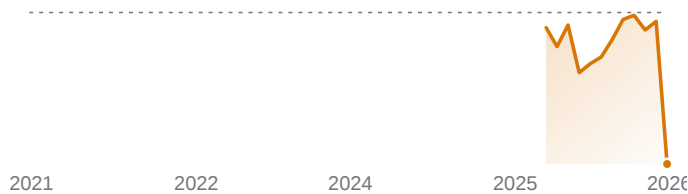


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

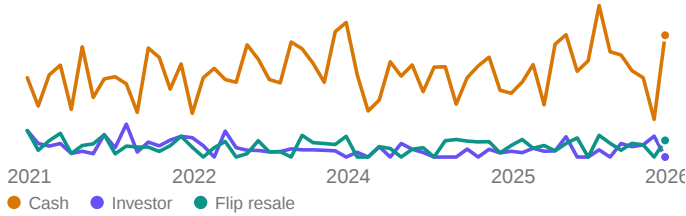
3.1%



BUYERS & OUTCOMES

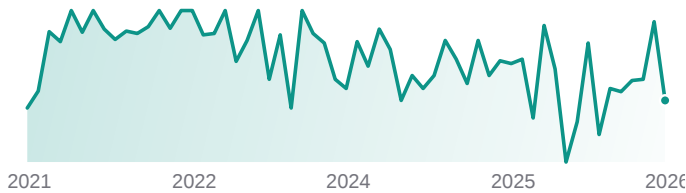
Buyer mix

Cash 51% · Investor 0% · Flip resale 7.0%



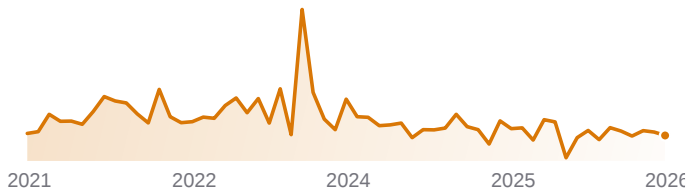
Sellers who sold at a gain

77%

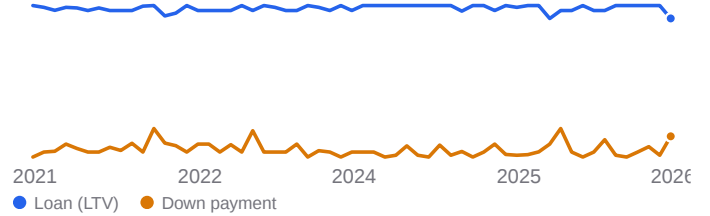


Median annualized return at resale

+2.5%

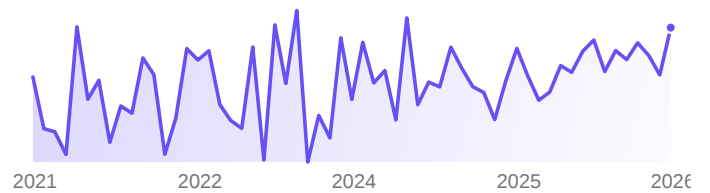


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



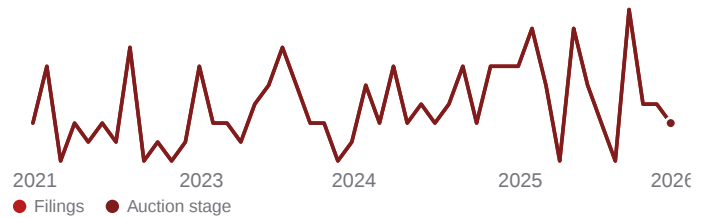
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,457
Median value (AVM)	\$213K
Median size	1,641 ft²
Median bedrooms	3
Median year built	1977
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	4.1%
Owner occupied	87%
Company owned	7.1%
Median loan-to-value	66%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	46,315
Density	187 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	24
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	16.1%
Unemployment	1.1%
Average temp	68°F
Annual precip	67 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.