

Pierre Part 70339

ZIP code · LA · Louisiana > Saint Martin > Pierre Part

STRONG BUYER'S MARKET

\$98K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

47

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



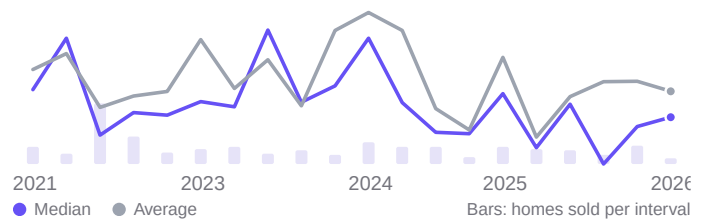
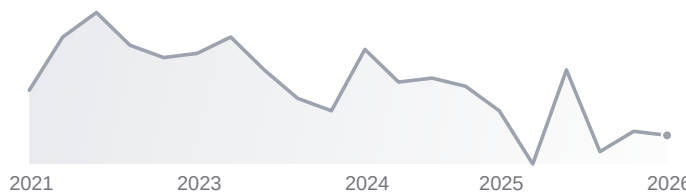
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$125K · Average \$158K

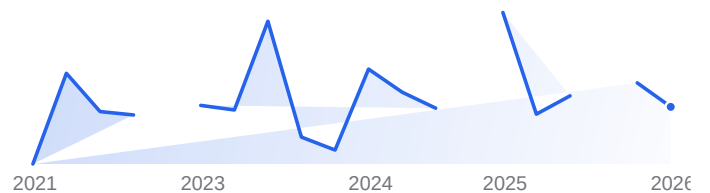
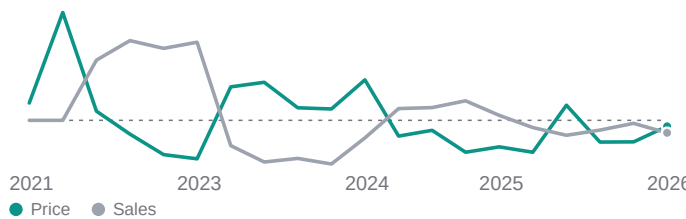


Growth (year over year)

Price -7.8% · Sales -16.1%

Price per square foot

\$122/ft²

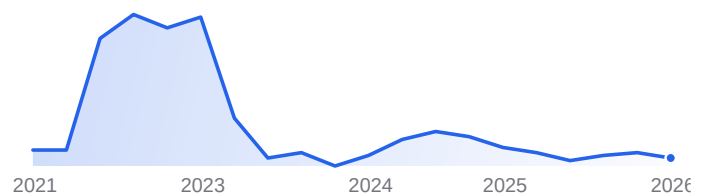


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

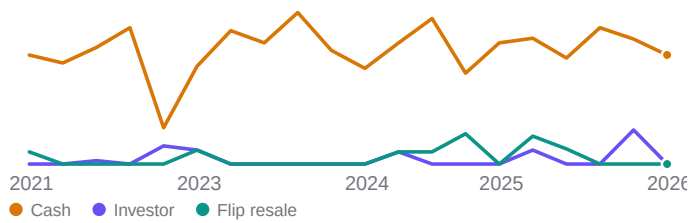
1.8%



BUYERS & OUTCOMES

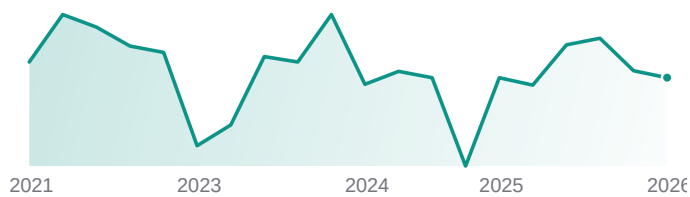
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



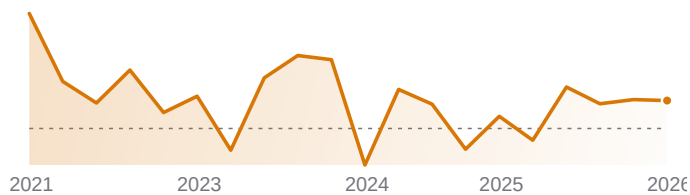
Sellers who sold at a gain

67%

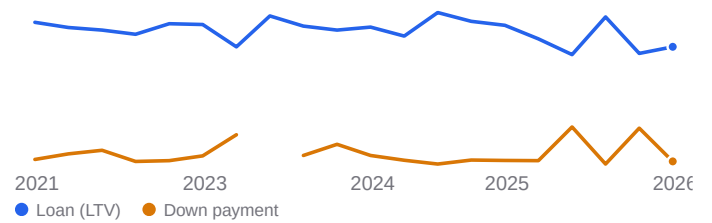


Median annualized return at resale

+2.8%

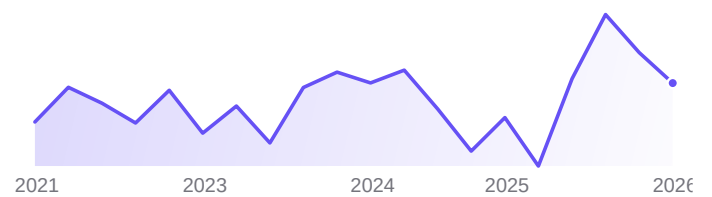


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,641
Median value (AVM)	\$167K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1987
Single family	65%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	6.6%
Owner occupied	69%
Company owned	5.6%
Median loan-to-value	49%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	4,335
Density	23 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	29
Homes occupied	80%
Bachelor's or higher	9%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	68°F
Annual precip	65 in
Sunshine	60%

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