

Berwick 70342

ZIP code · LA · Louisiana > Saint Mary > Berwick

SELLER'S MARKET

\$225K

MEDIAN SALE PRICE

+43.6%

1-YR CHANGE

39

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

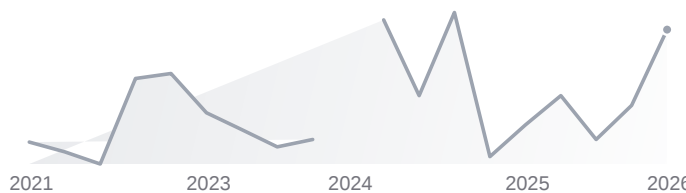
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

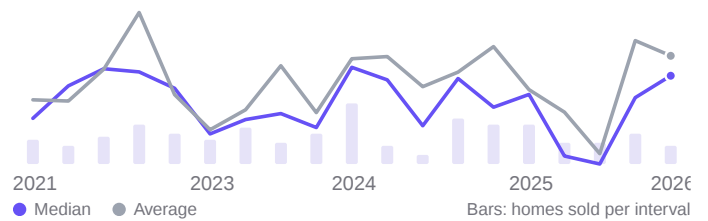
Market temperature (0-100)

64 / 100



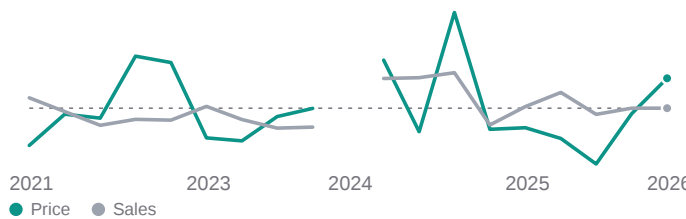
Sale prices

Median \$227K · Average \$267K



Growth (year over year)

Price +43.6% · Sales +0.0%



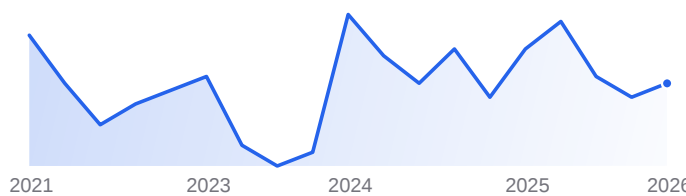
Sale premium vs estimated value

-7.4%



Annual turnover (share of homes sold)

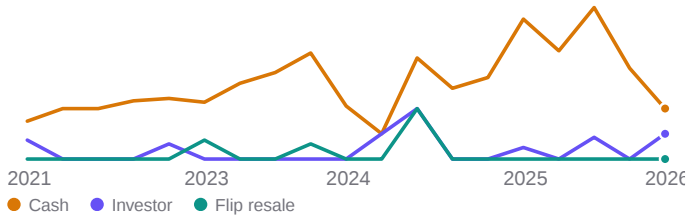
2.3%



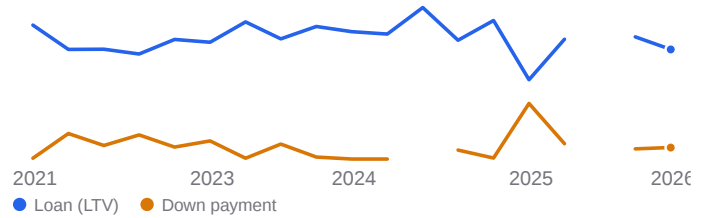
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

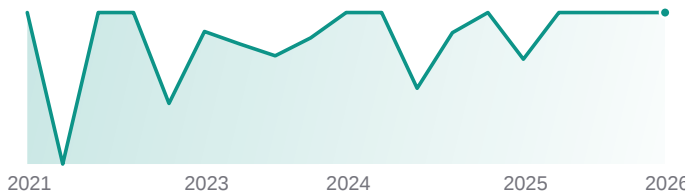


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



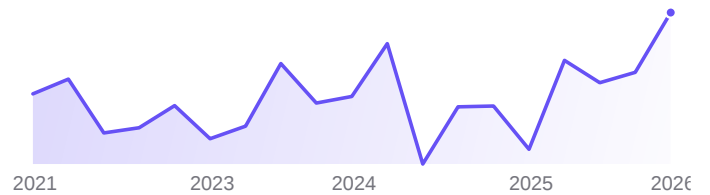
Sellers who sold at a gain

100%



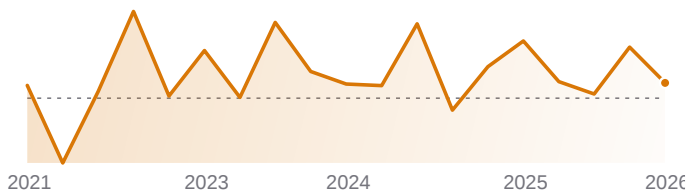
Typical hold before selling

14.1 yrs



Median annualized return at resale

+3.2%



HOUSING STOCK

Homes	1,715
Median value (AVM)	\$153K
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	4.7%
Owner occupied	84%
Company owned	8.5%
Median loan-to-value	64%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	6,073
Density	92 / mi²
Median household income	\$55K
Average household income	\$77K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	24.4%
Unemployment	1.5%
Average temp	69°F
Annual precip	67 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.