

Cut Off 70345

ZIP code · LA · Louisiana > Lafourche Parish > Cut Off

BUYER'S MARKET

\$85K

MEDIAN SALE PRICE

-60.9%

1-YR CHANGE

85

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



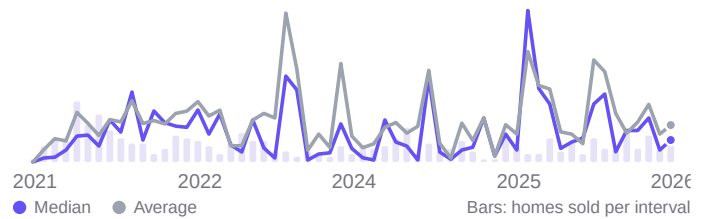
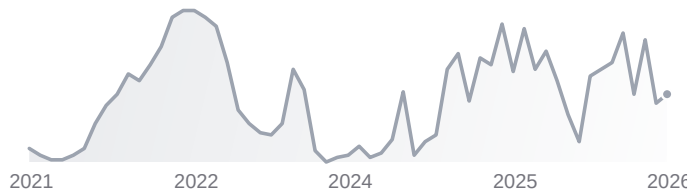
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$75K · Average \$112K

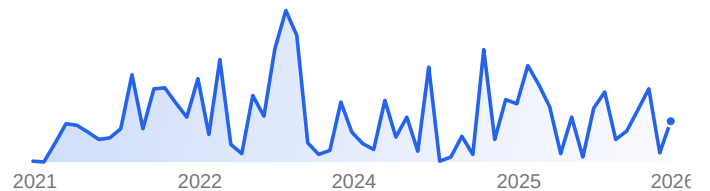
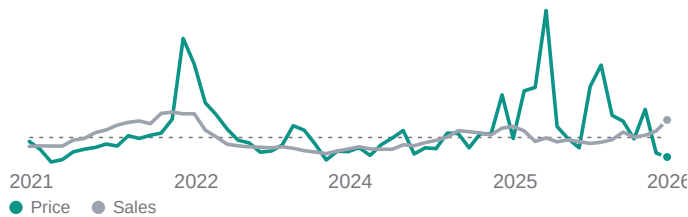


Growth (year over year)

Price -60.9% · Sales +54.5%

Price per square foot

\$62/ft²

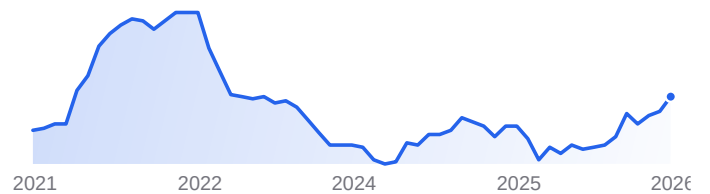
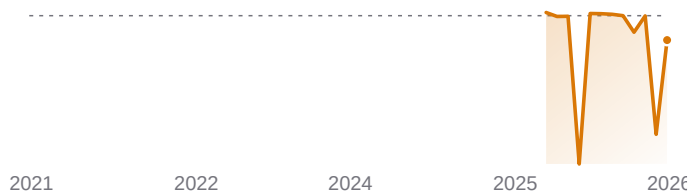


Sale premium vs estimated value

-13.3%

Annual turnover (share of homes sold)

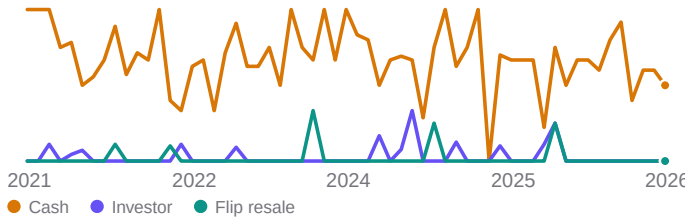
2.4%



BUYERS & OUTCOMES

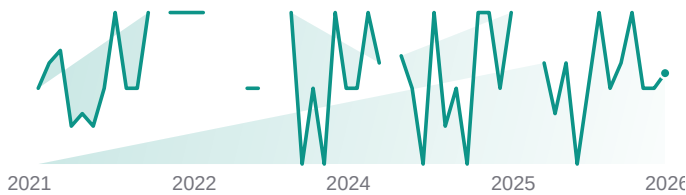
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



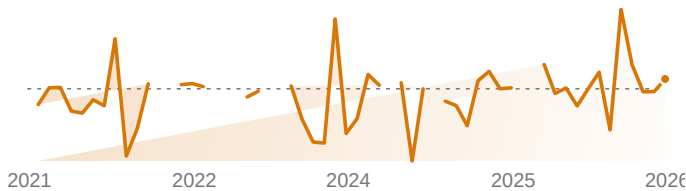
Sellers who sold at a gain

60%

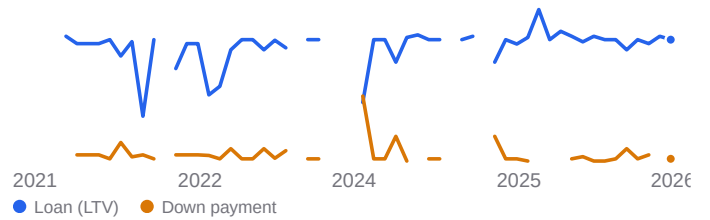


Median annualized return at resale

+5.1%

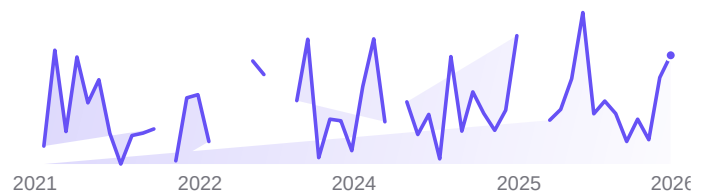


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,488
Median value (AVM)	\$112K
Median size	1,600 ft²
Median year built	1974
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	11%
Owner occupied	85%
Company owned	6.4%
Median loan-to-value	59%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	8,507
Density	68 / mi²
Median household income	\$68K
Average household income	\$74K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	22
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	20.5%
Unemployment	1.0%
Average temp	69°F
Annual precip	66 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.