

Donaldsonville 70346

ZIP code · LA · Louisiana > Ascension Parish > Donaldsonville

BALANCED MARKET

\$129K

MEDIAN SALE PRICE

+66.2%

1-YR CHANGE

42

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



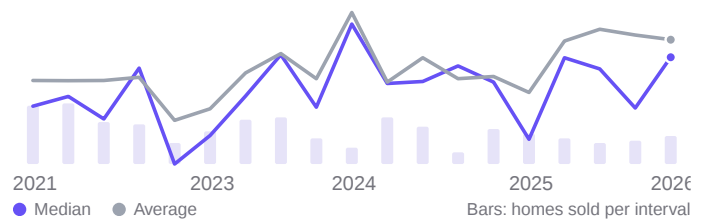
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$157K · Average \$174K

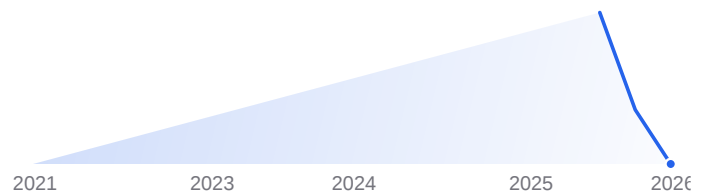
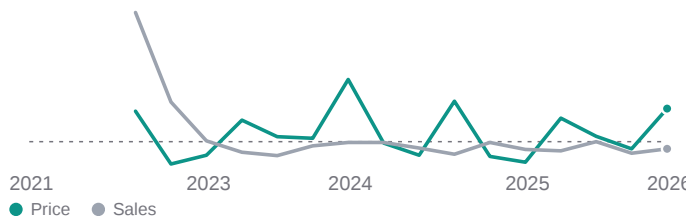


Growth (year over year)

Price +66.2% · Sales -14.3%

Price per square foot

\$35/ft²

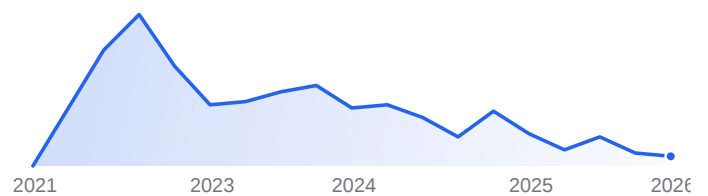


Sale premium vs estimated value

-10.7%

Annual turnover (share of homes sold)

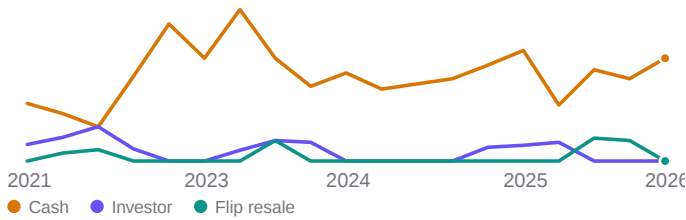
1.4%



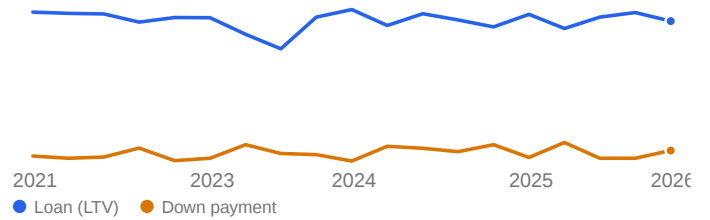
BUYERS & OUTCOMES

Buyer mix

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

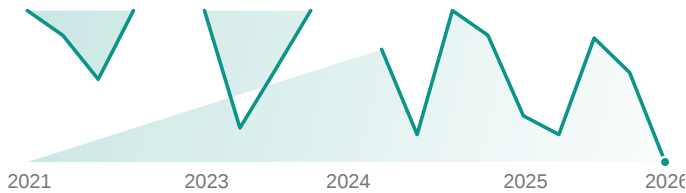


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



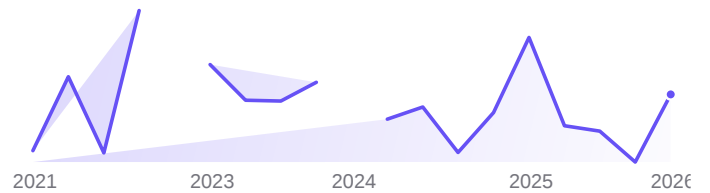
Sellers who sold at a gain

39%



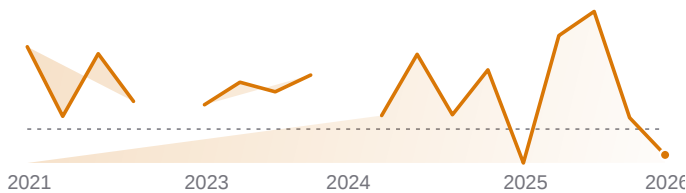
Typical hold before selling

4.5 yrs



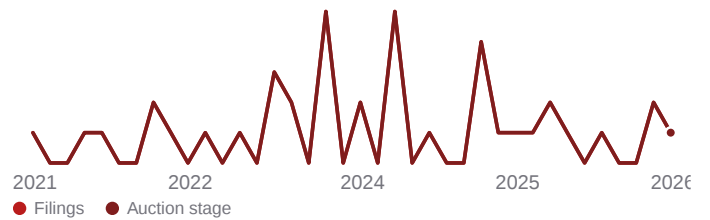
Median annualized return at resale

-5.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,921
Median value (AVM)	\$112K
Median size	1,511 ft²
Median bedrooms	3
Median year built	2000
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	7.3%
Owner occupied	86%
Company owned	6.6%
Median loan-to-value	65%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	11,577
Density	155 / mi²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	34
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	32.0%
Unemployment	0.8%
Average temp	68°F
Annual precip	63 in
Sunshine	60%

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