

Dulac 70353

ZIP code · LA · Louisiana > Terrebonne Parish > Dulac

\$86K

MEDIAN SALE PRICE

5

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

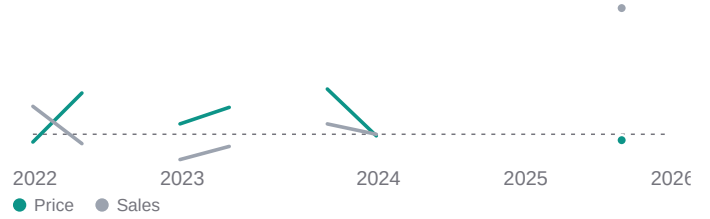
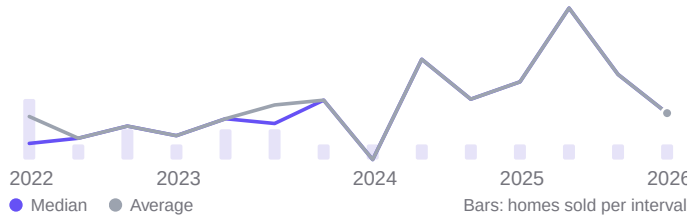
MARKET TRENDS (5 YEARS)

Sale prices

Median \$64K · Average \$64K

Growth (year over year)

Price -13.9% · Sales +300.0%

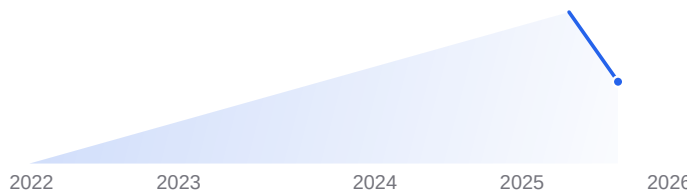


Price per square foot

\$52/ft²

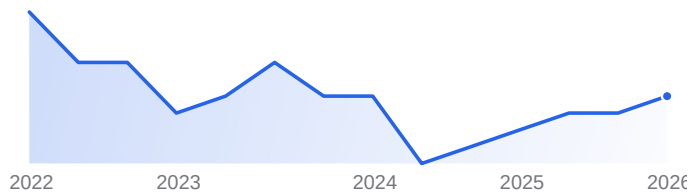
Sale premium vs estimated value

+47.2%



Annual turnover (share of homes sold)

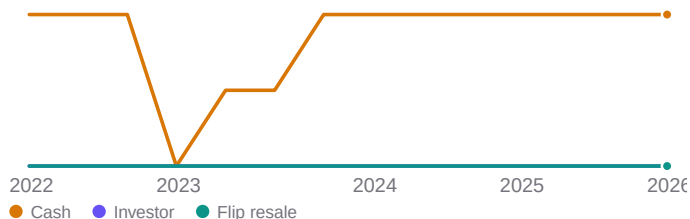
1.3%



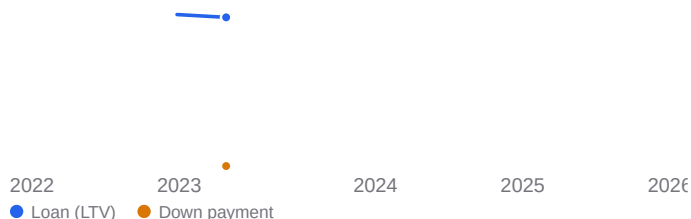
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

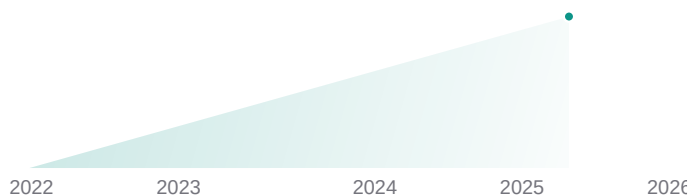


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



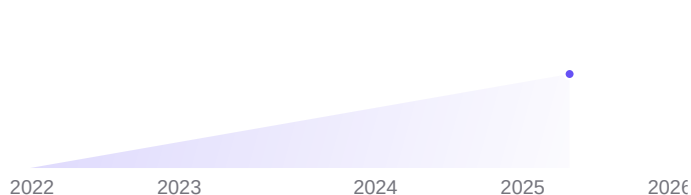
Sellers who sold at a gain

100%



Typical hold before selling

12.5 yrs



Median annualized return at resale

+1.2%



HOUSING STOCK

Homes	396
Median value (AVM)	\$64K
Median size	1,364 ft²
Median year built	1981
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	3.8%
Owner occupied	77%
Company owned	6.3%
Median loan-to-value	0%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	717
Density	17 / mi²
Median household income	\$38K
Average household income	\$46K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	26
Homes occupied	64%
Bachelor's or higher	2%
Poverty rate	35.6%
Unemployment	0.9%
Average temp	69°F
Annual precip	66 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.