

Gibson 70356

ZIP code · LA · Louisiana > Terrebonne Parish

BUYER'S MARKET

\$266K

MEDIAN SALE PRICE

+229.4%

1-YR CHANGE

6

SALES (12 MO)

\$92K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



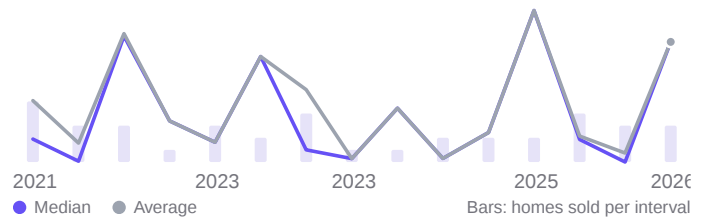
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$266K · Average \$266K

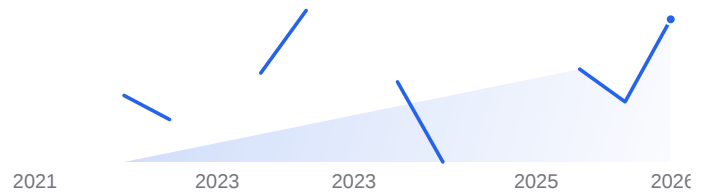
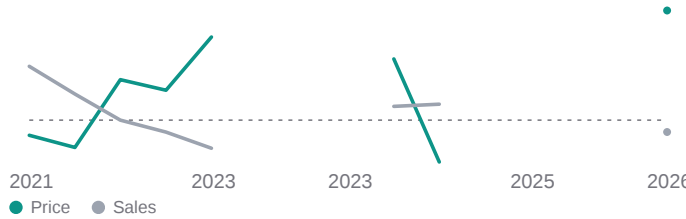


Growth (year over year)

Price +229.4% · Sales -25.0%

Price per square foot

\$191/ft²

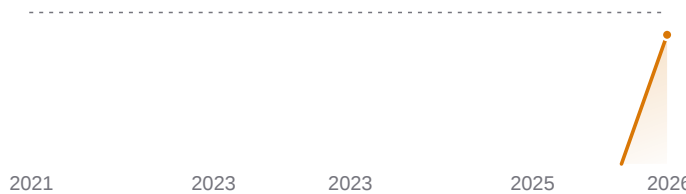


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

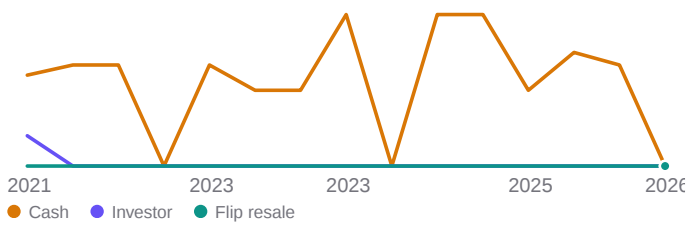
0.7%



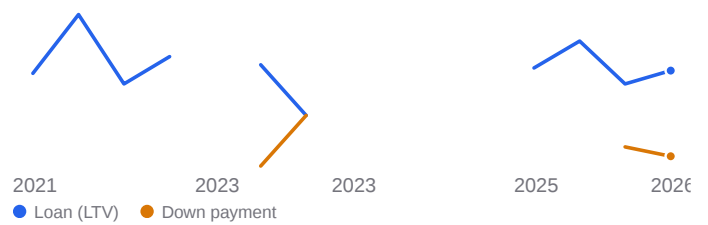
BUYERS & OUTCOMES

Buyer mix

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

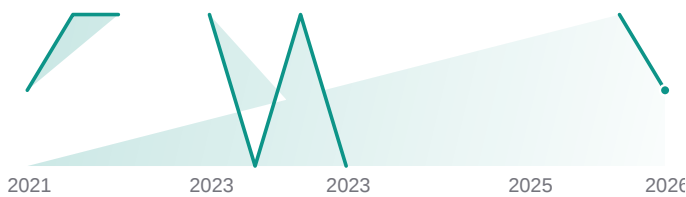


Financing (share of purchase price) Loan (LTV) 93% · Down payment 11%



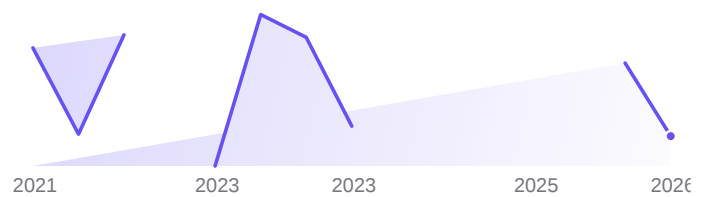
Sellers who sold at a gain

50%



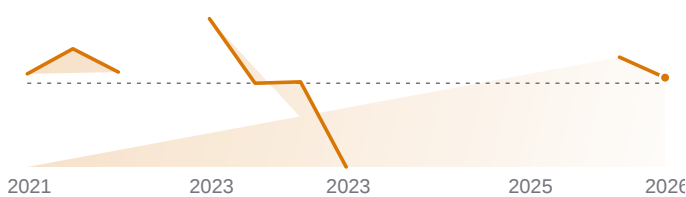
Typical hold before selling

4.3 yrs



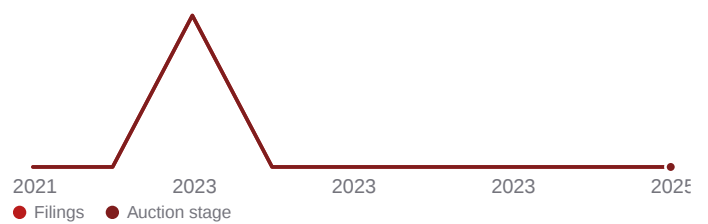
Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	839
Median value (AVM)	\$92K
Median size	1,700 ft²
Median year built	1996
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	6.0%
Owner occupied	83%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	3,590
Density	8 / mi²
Median household income	\$60K
Average household income	\$68K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	30
Homes occupied	81%
Bachelor's or higher	4%
Poverty rate	13.7%
Unemployment	1.0%
Average temp	69°F
Annual precip	66 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.