

Gray 70359

ZIP code · LA · Louisiana > Terrebonne Parish > Gray

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

+64.7%

1-YR CHANGE

85

SALES (12 MO)

\$201K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

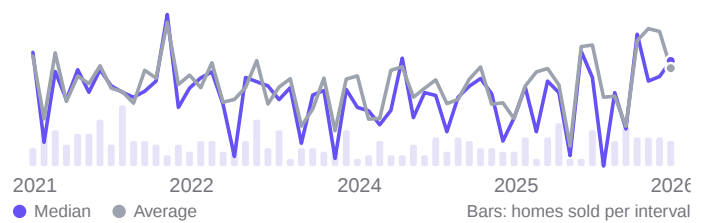
Market temperature (0–100)

66 / 100



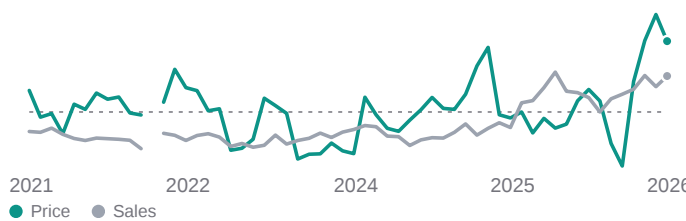
Sale prices

Median \$244K · Average \$228K



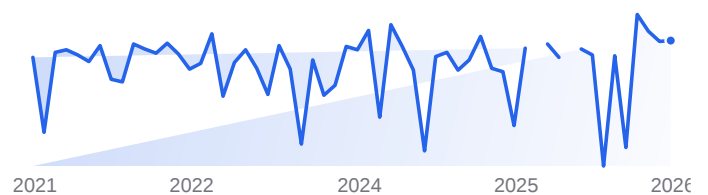
Growth (year over year)

Price +64.7% · Sales +32.8%



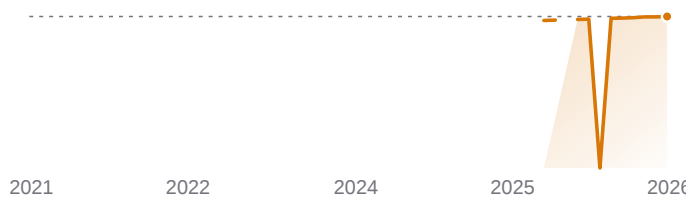
Price per square foot

\$158/ft²



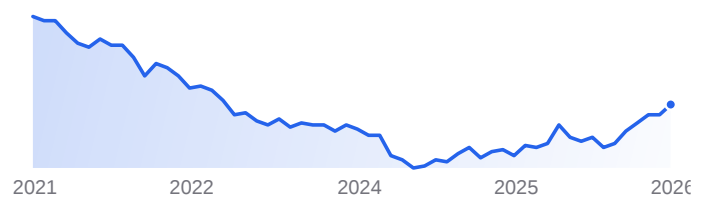
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

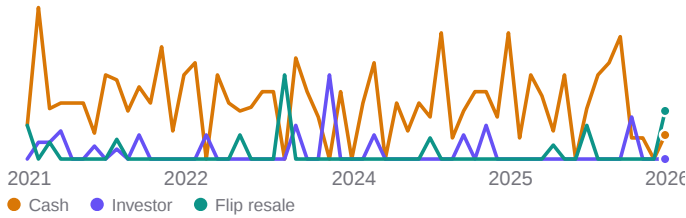
2.8%



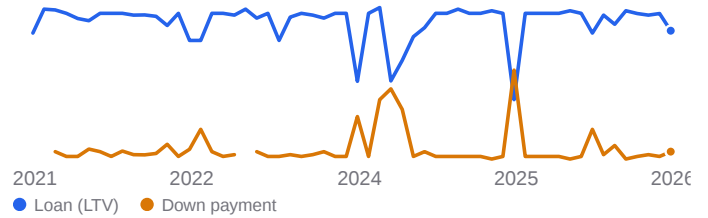
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 29%

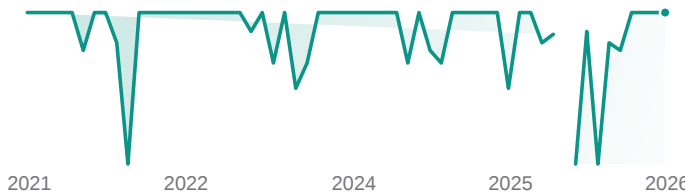


Financing (share of purchase price) Loan (LTV) 87% · Down payment 5.0%



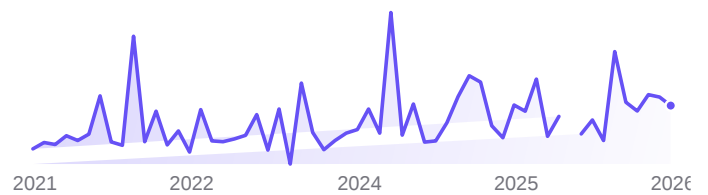
Sellers who sold at a gain

100%



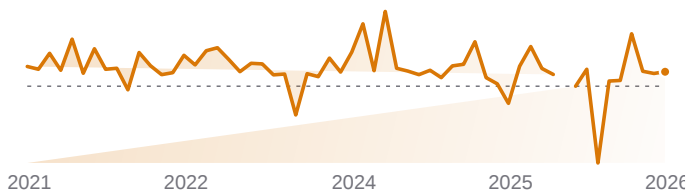
Typical hold before selling

6.0 yrs



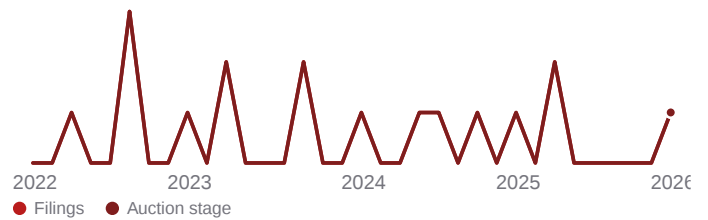
Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,000
Median value (AVM)	\$201K
Median size	1,500 ft²
Median year built	1984
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	3.9%
Owner occupied	91%
Company owned	5.2%
Median loan-to-value	71%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	5,796
Density	610 / mi²
Median household income	\$53K
Average household income	\$86K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	26
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	14.4%
Unemployment	1.1%
Average temp	68°F
Annual precip	67 in
Sunshine	60%

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.