

Montegut 70377

ZIP code · LA · Louisiana > Terrebonne Parish > Montegut

STRONG BUYER'S MARKET

\$72K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

16

SALES (12 MO)

\$88K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



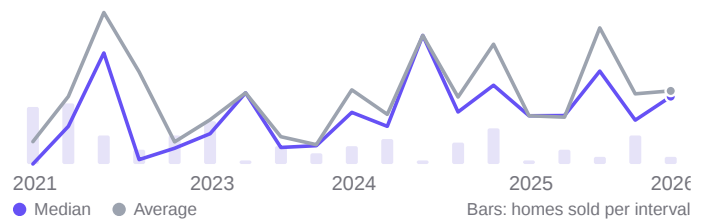
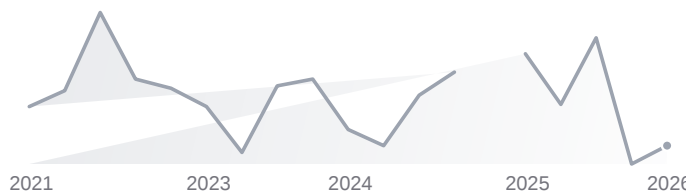
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$87K · Average \$92K

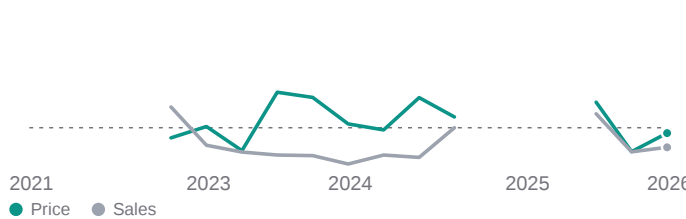


Growth (year over year)

Price -8.4% · Sales -30.4%

Price per square foot

\$75/ft²

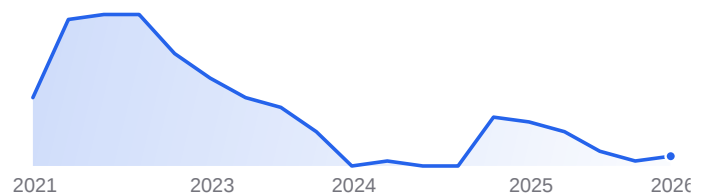
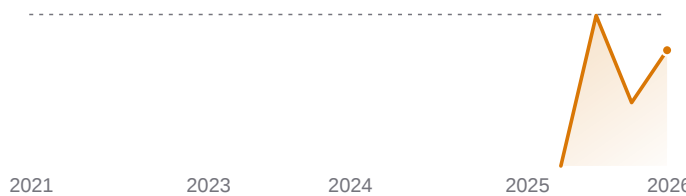


Sale premium vs estimated value

-12.6%

Annual turnover (share of homes sold)

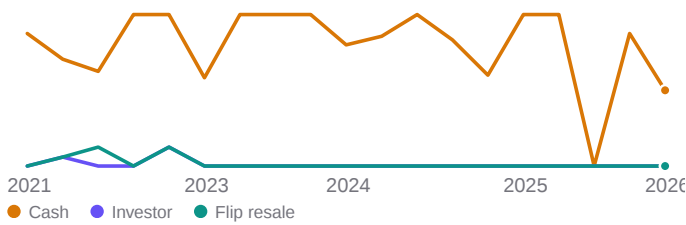
1.2%



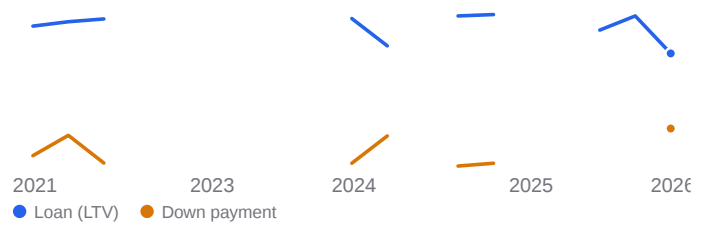
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



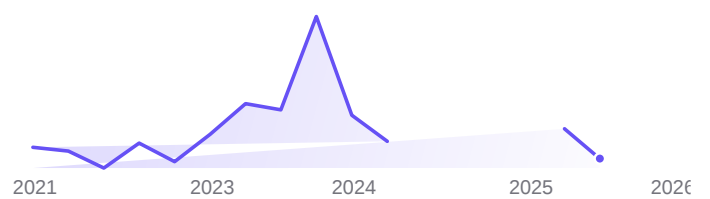
Sellers who sold at a gain

100%



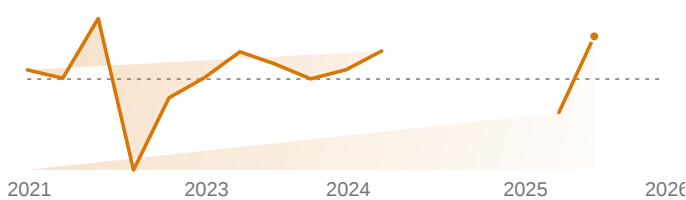
Typical hold before selling

3.1 yrs



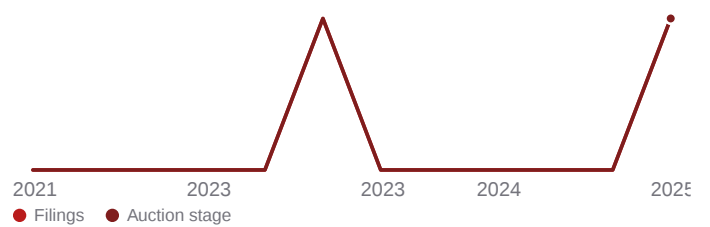
Median annualized return at resale

+21.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,303
Median value (AVM)	\$88K
Median size	1,500 ft²
Median year built	1979
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.3%
Owner occupied	81%
Company owned	6.3%
Median loan-to-value	0%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	4,119
Density	20 / mi²
Median household income	\$47K
Average household income	\$85K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	23
Homes occupied	83%
Bachelor's or higher	5%
Poverty rate	22.4%
Unemployment	0.9%
Average temp	69°F
Annual precip	66 in
Sunshine	59%

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.