

Morgan City 70380

ZIP code · LA · Louisiana > Saint Mary > Morgan City

BALANCED MARKET

\$105K

MEDIAN SALE PRICE

+26.4%

1-YR CHANGE

158

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



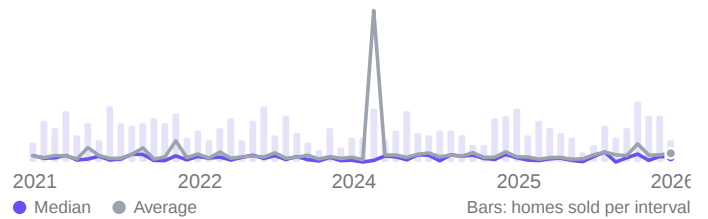
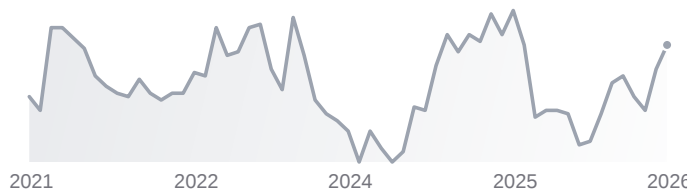
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$116K · Average \$179K

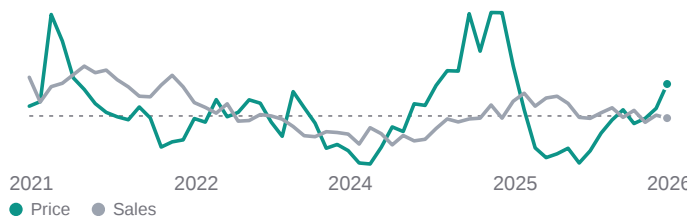


Growth (year over year)

Price +26.4% · Sales -1.9%

Price per square foot

\$61/ft²

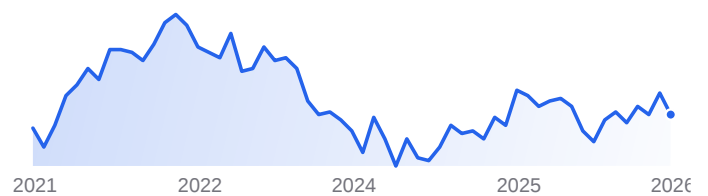


Sale premium vs estimated value

-16.5%

Annual turnover (share of homes sold)

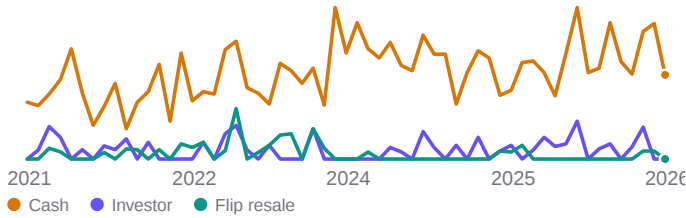
1.9%



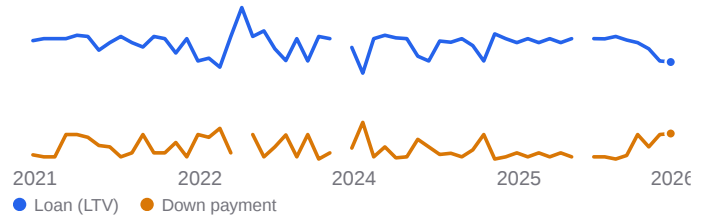
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 0% · Flip resale 0%

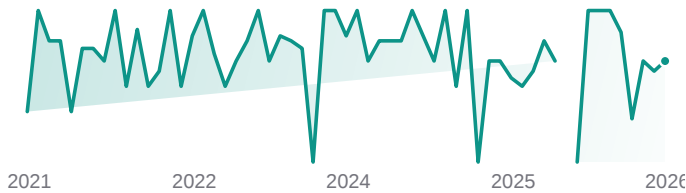


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



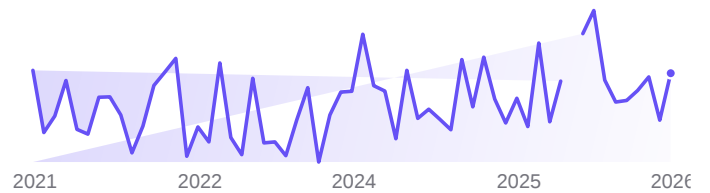
Sellers who sold at a gain

67%



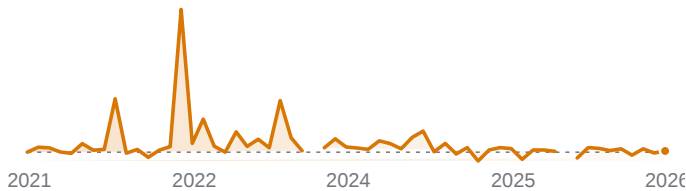
Typical hold before selling

8.1 yrs



Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,321
Median value (AVM)	\$100K
Median size	1,543 ft²
Median bedrooms	2
Median year built	1984
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.5%
Owner occupied	77%
Company owned	12%
Median loan-to-value	43%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	18,610
Density	109 / mi²
Median household income	\$47K
Average household income	\$67K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	30
Homes occupied	85%
Bachelor's or higher	9%
Poverty rate	23.1%
Unemployment	1.4%
Average temp	69°F
Annual precip	66 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.