

Patterson 70392

ZIP code · LA · Louisiana > Saint Mary > Patterson

BALANCED MARKET

\$178K

MEDIAN SALE PRICE

+38.0%

1-YR CHANGE

53

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



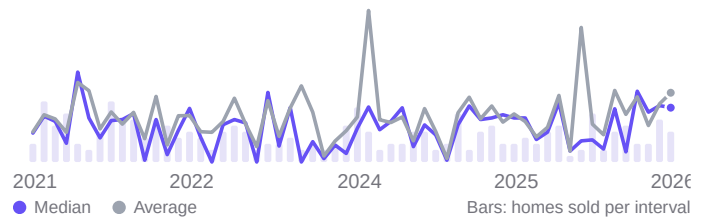
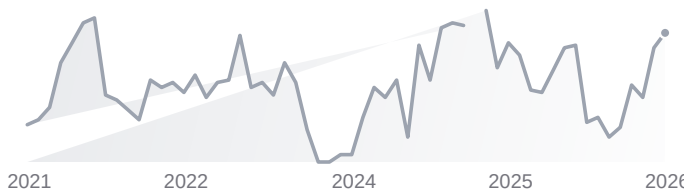
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$180K · Average \$224K

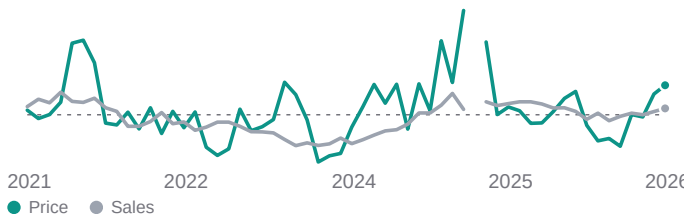


Growth (year over year)

Price +38.0% · Sales +8.2%

Sale premium vs estimated value

+43.8%



Annual turnover (share of homes sold)

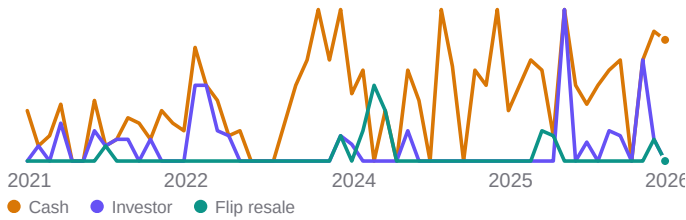
1.7%



BUYERS & OUTCOMES

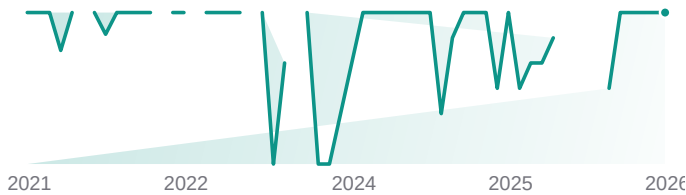
Buyer mix

Cash 80% · Investor 0% · Flip resale 0%



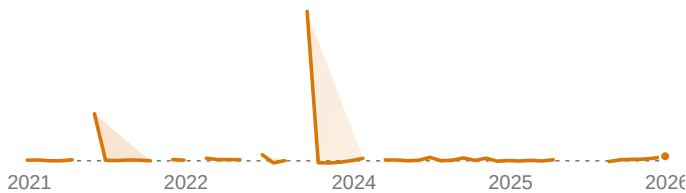
Sellers who sold at a gain

100%

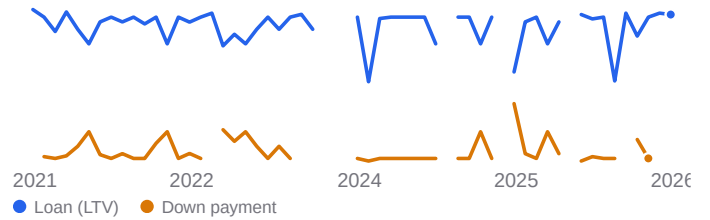


Median annualized return at resale

+19.9%

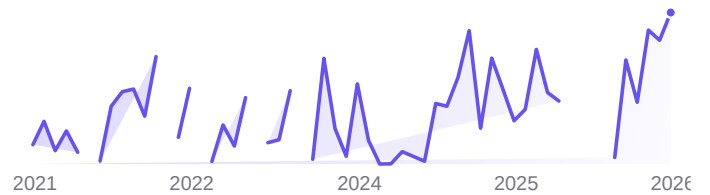


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

14.1 yrs



HOUSING STOCK

Homes	3,029
Median value (AVM)	\$124K
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	4.4%
Owner occupied	83%
Company owned	9.6%
Median loan-to-value	63%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	6,917
Density	66 / mi²
Median household income	\$49K
Average household income	\$68K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	26
Homes occupied	88%
Bachelor's or higher	6%
Poverty rate	26.2%
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.