

Covington 70433

ZIP code · LA · Louisiana > Saint Tammany > Covington

BALANCED MARKET

\$327K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

626

SALES (12 MO)

\$339K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



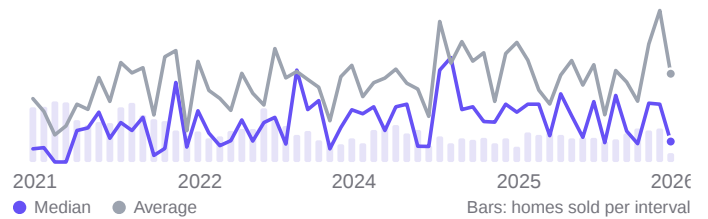
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$279K · Average \$408K

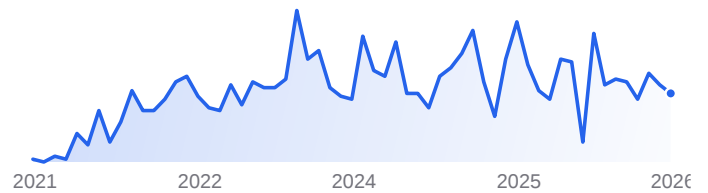
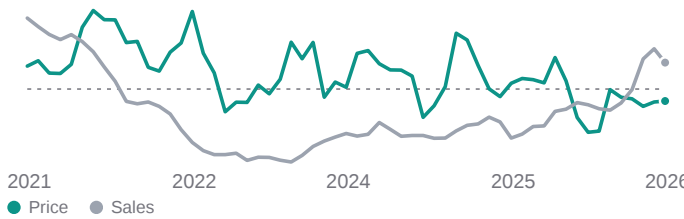


Growth (year over year)

Price -5.2% · Sales +11.4%

Price per square foot

\$168/ft²

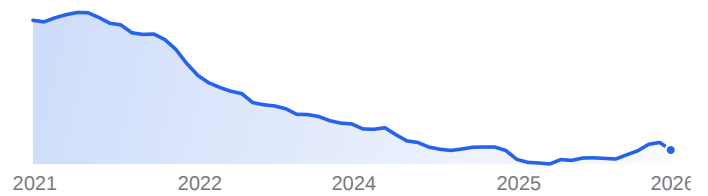
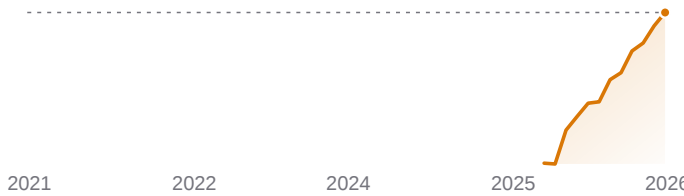


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

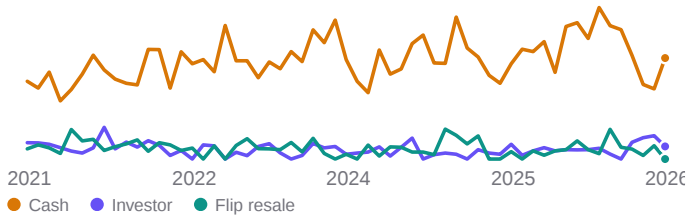
4.2%



BUYERS & OUTCOMES

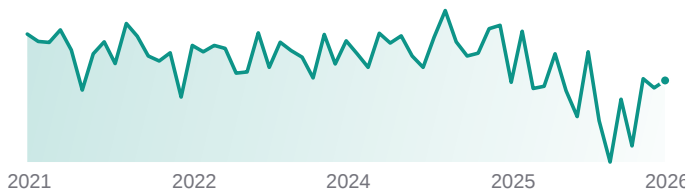
Buyer mix

Cash 44% · Investor 5.6% · Flip resale 0%



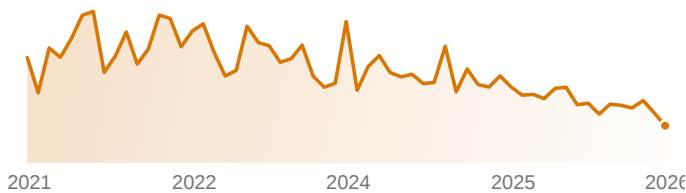
Sellers who sold at a gain

85%

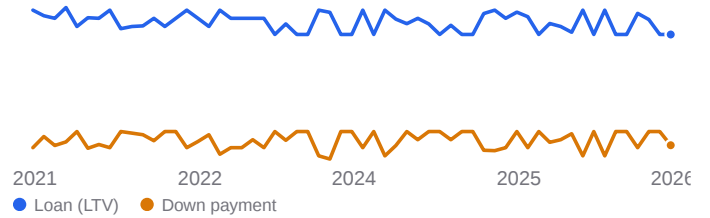


Median annualized return at resale

+2.2%

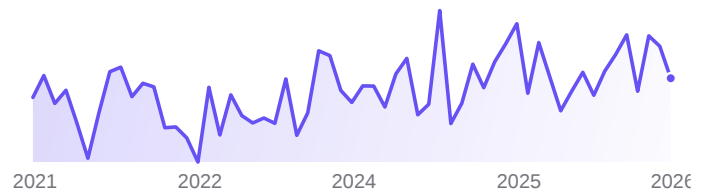


Financing (share of purchase price) Loan (LTV) 80% · Down payment 12%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,957
Median value (AVM)	\$339K
Median size	2,010 ft²
Median year built	2002
Single family	95%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.8%
Owner occupied	87%
Company owned	8.5%
Median loan-to-value	53%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	44,279
Density	920 / mi²
Median household income	\$88K
Average household income	\$113K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	33
Homes occupied	92%
Bachelor's or higher	29%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	68°F
Annual precip	66 in
Sunshine	58%

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.