

Covington 70435

ZIP code · LA · Louisiana > Saint Tammany > Covington

BALANCED MARKET

\$322K

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

327

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



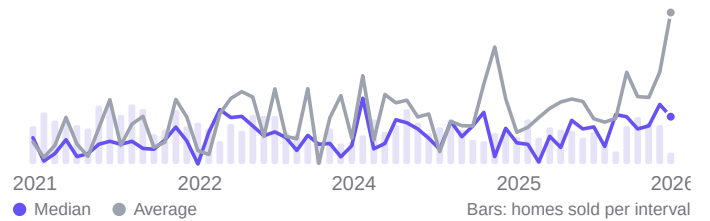
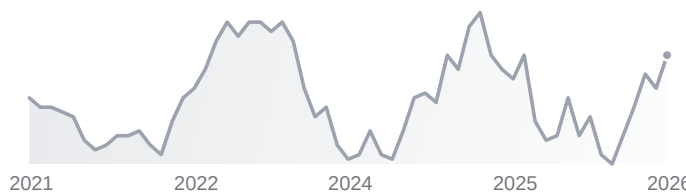
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$320K · Average \$490K

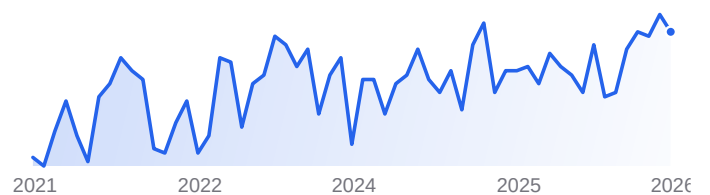
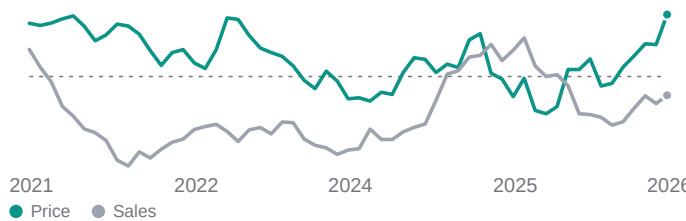


Growth (year over year)

Price +20.8% · Sales -6.3%

Price per square foot

\$170/ft²

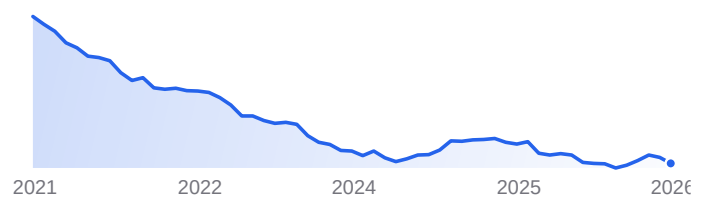
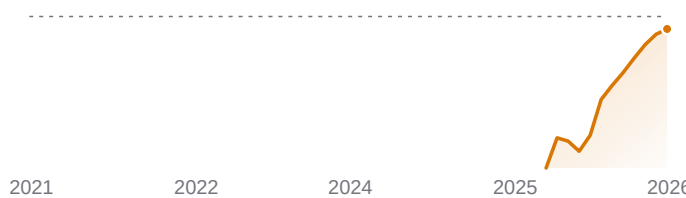


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

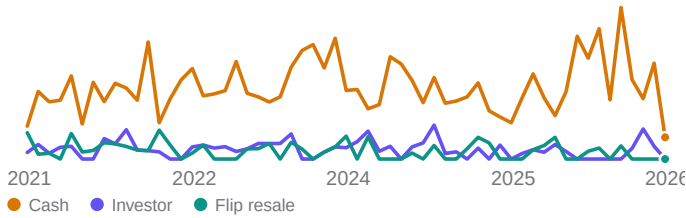
3.6%



BUYERS & OUTCOMES

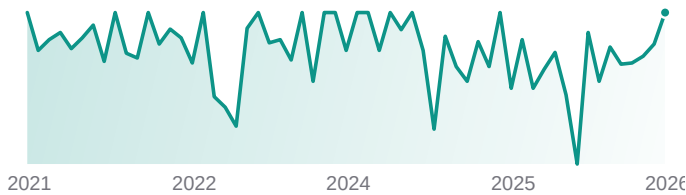
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



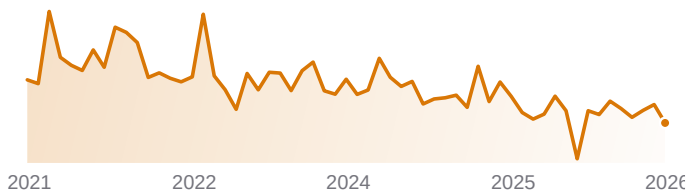
Sellers who sold at a gain

100%

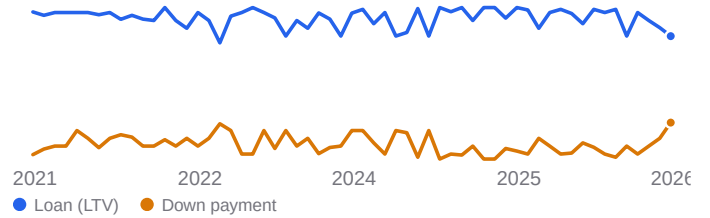


Median annualized return at resale

+2.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,015
Median value (AVM)	\$301K
Median size	1,925 ft²
Median year built	2005
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.8%
Owner occupied	91%
Company owned	5.3%
Median loan-to-value	58%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	21,712
Density	211 / mi²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	13.0%
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.