

Folsom 70437

ZIP code · LA · Louisiana > Saint Tammany > Folsom

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

+19.8%

1-YR CHANGE

72

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



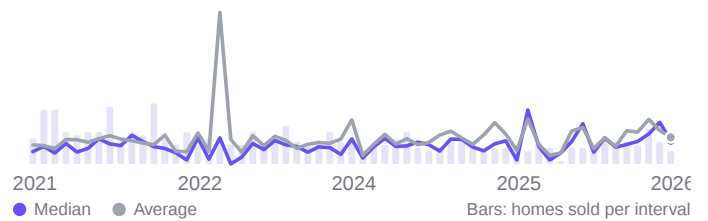
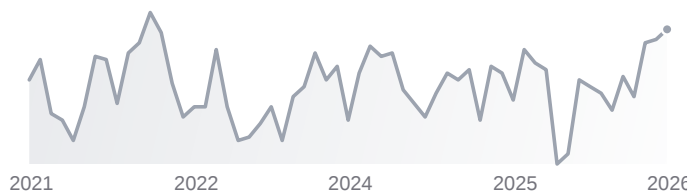
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$306K · Average \$340K

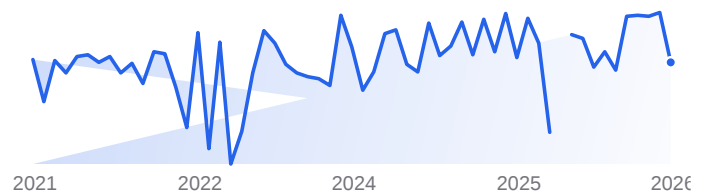
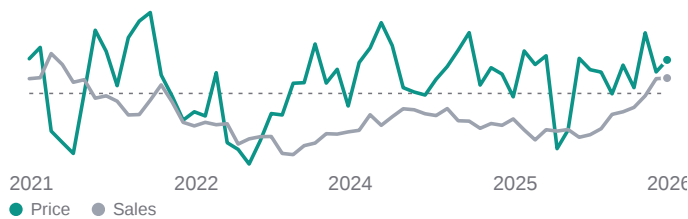


Growth (year over year)

Price +19.8% · Sales +9.1%

Price per square foot

\$139/ft²

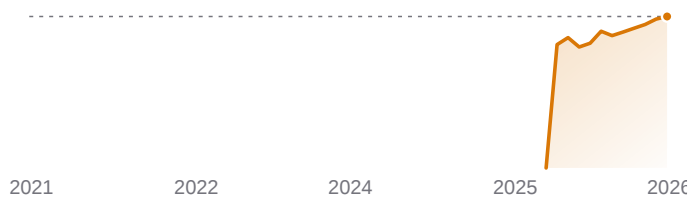


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

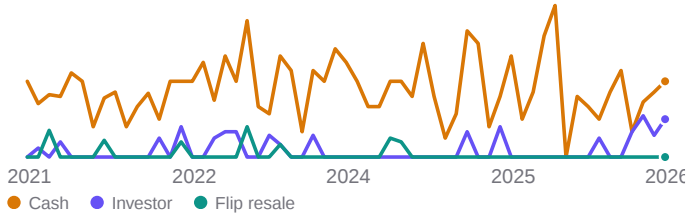
2.2%



BUYERS & OUTCOMES

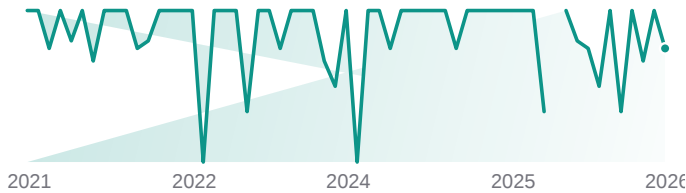
Buyer mix

Cash 50% · Investor 25% · Flip resale 0%



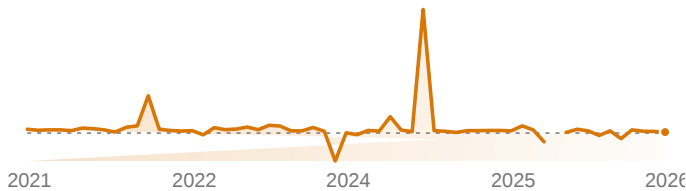
Sellers who sold at a gain

75%

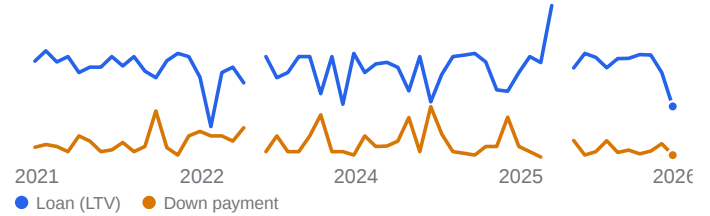


Median annualized return at resale

+1.6%

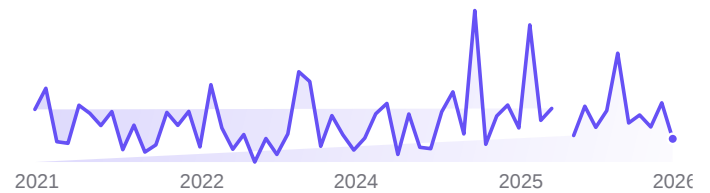


Financing (share of purchase price) Loan (LTV) 48% · Down payment 1.8%



Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,286
Median value (AVM)	\$288K
Median size	2,009 ft²
Median year built	1997
Single family	96%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	3.4%
Owner occupied	86%
Company owned	6.7%
Median loan-to-value	50%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	8,397
Density	96 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	28
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	9.2%
Unemployment	1.0%
Average temp	67°F
Annual precip	66 in
Sunshine	59%

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.