

Madisonville 70447

ZIP code · LA · Louisiana > Saint Tammany > Madisonville

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

273

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



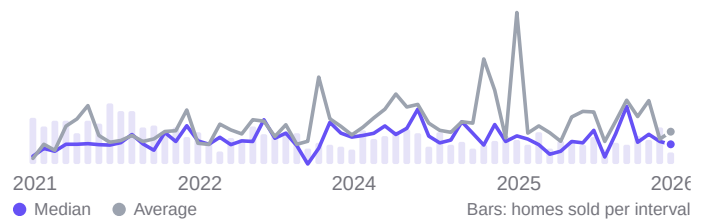
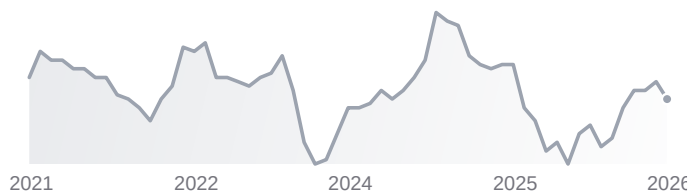
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$350K · Average \$395K

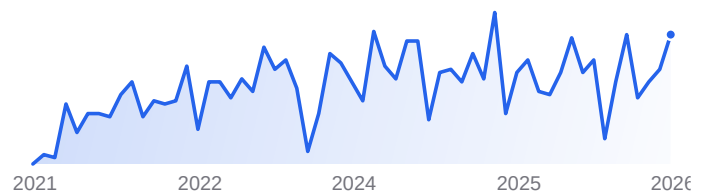
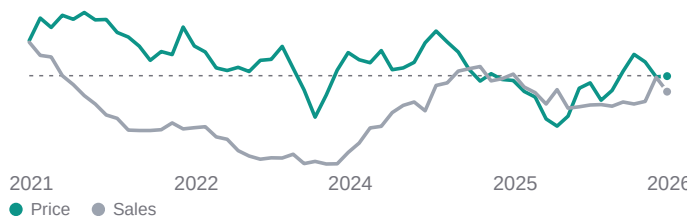


Growth (year over year)

Price -0.2% · Sales -6.8%

Price per square foot

\$197/ft²

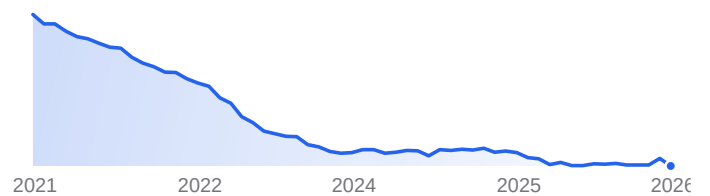
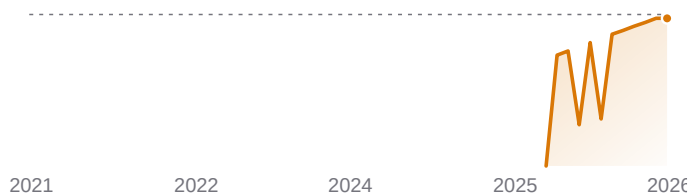


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

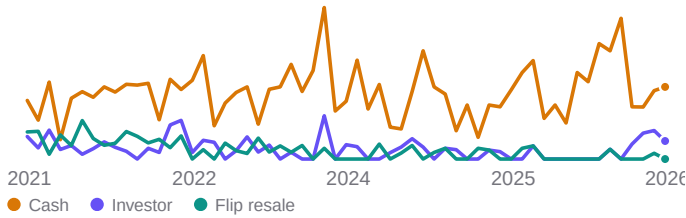
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 8.3% · Flip resale 0%



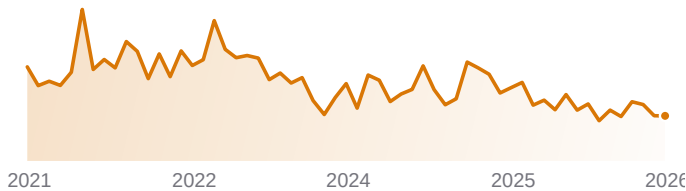
Sellers who sold at a gain

75%

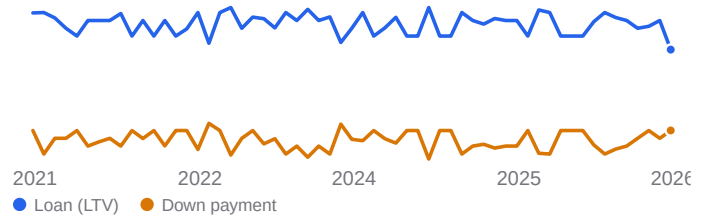


Median annualized return at resale

+2.9%

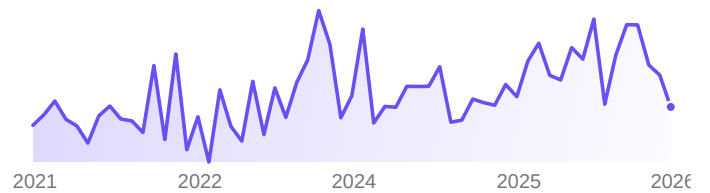


Financing (share of purchase price) Loan (LTV) 71% · Down payment 20%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,835
Median value (AVM)	\$375K
Median size	2,088 ft²
Median year built	2008
Single family	96%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	2.5%
Owner occupied	89%
Company owned	6.6%
Median loan-to-value	64%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	18,738
Density	498 / mi²
Median household income	\$121K
Average household income	\$141K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	27
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	6.6%
Unemployment	1.4%
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.