

Mandeville 70448

ZIP code · LA · Louisiana > Saint Tammany > Mandeville

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

373

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

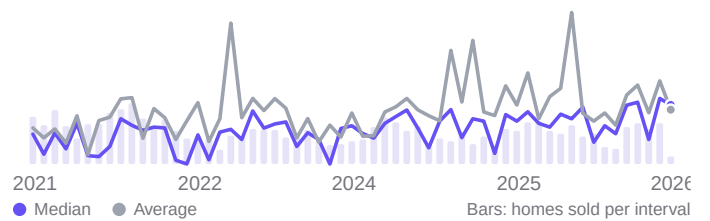
Market temperature (0–100)

56 / 100



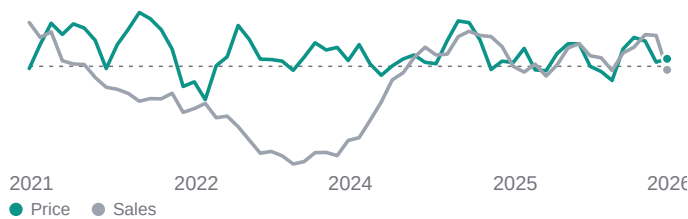
Sale prices

Median \$380K · Average \$370K



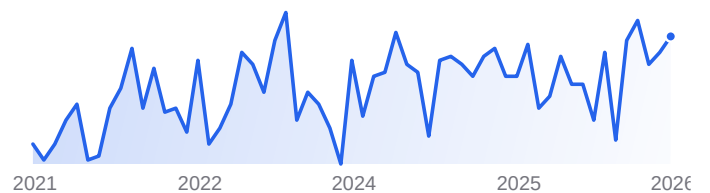
Growth (year over year)

Price +2.8% · Sales -1.3%



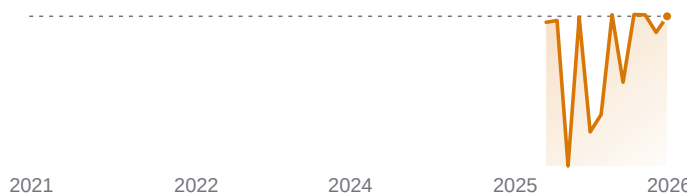
Price per square foot

\$185/ft²



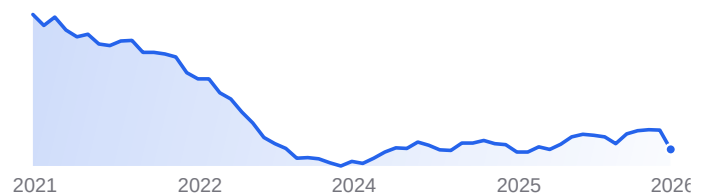
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

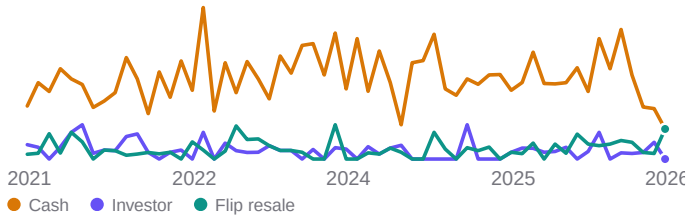
3.9%



BUYERS & OUTCOMES

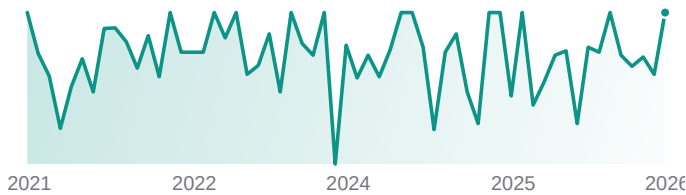
Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



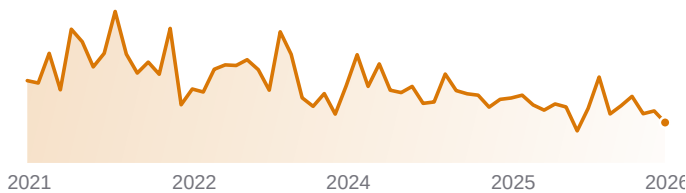
Sellers who sold at a gain

100%

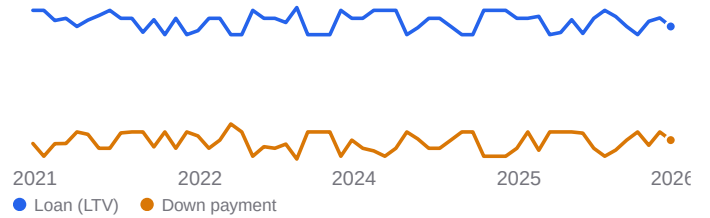


Median annualized return at resale

+2.6%

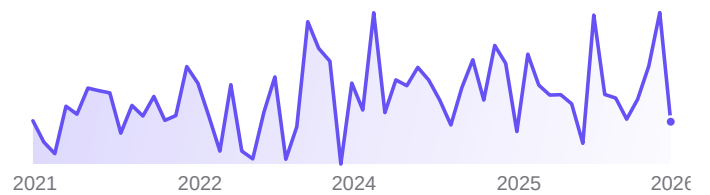


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



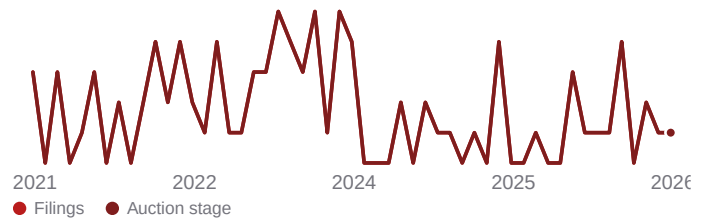
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,655
Median value (AVM)	\$351K
Median size	2,010 ft²
Median year built	1995
Single family	95%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	2.4%
Owner occupied	86%
Company owned	7.1%
Median loan-to-value	56%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	25,055
Density	1,265 / mi²
Median household income	\$91K
Average household income	\$126K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	31
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	7.5%
Unemployment	1.3%
Average temp	68°F
Annual precip	65 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.