

Maurepas 70449

ZIP code · LA · Louisiana > Ascension Parish

SELLER'S MARKET

\$182K

MEDIAN SALE PRICE

+38.9%

1-YR CHANGE

63

SALES (12 MO)

\$160K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

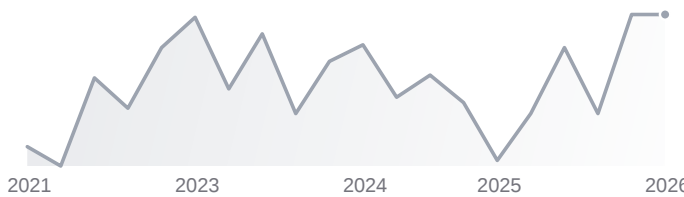
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

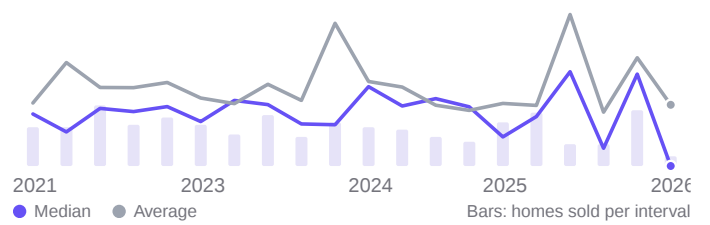
Market temperature (0-100)

71 / 100



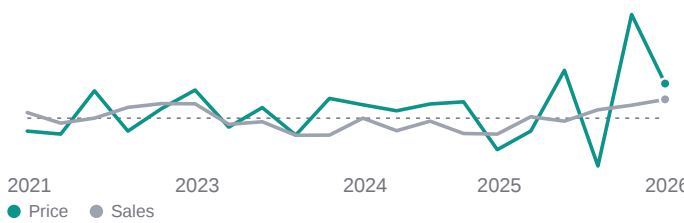
Sale prices

Median \$50K · Average \$153K



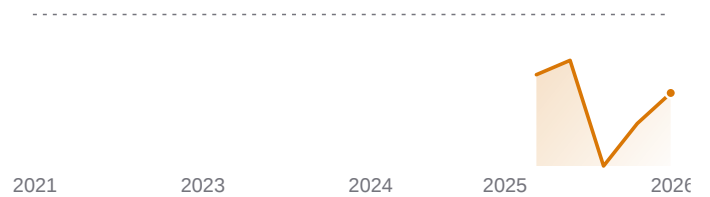
Growth (year over year)

Price +38.9% · Sales +21.2%



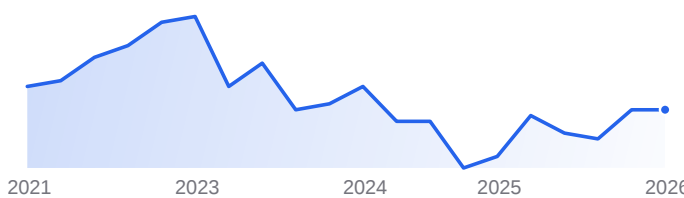
Sale premium vs estimated value

-7.7%



Annual turnover (share of homes sold)

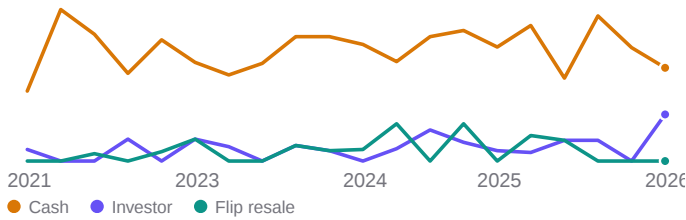
3.8%



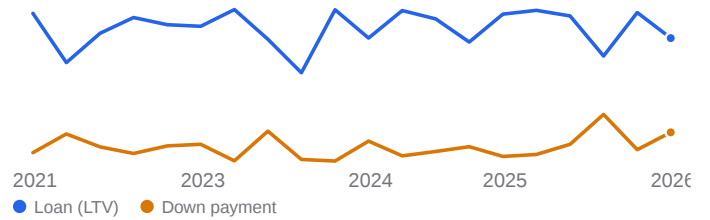
BUYERS & OUTCOMES

Buyer mix

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

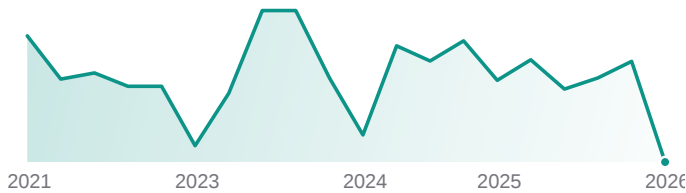


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



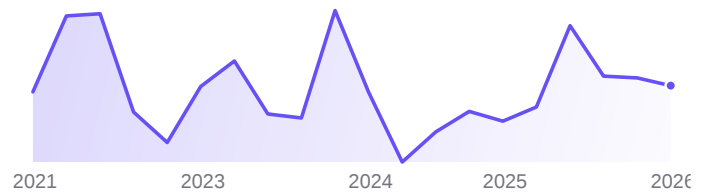
Sellers who sold at a gain

50%



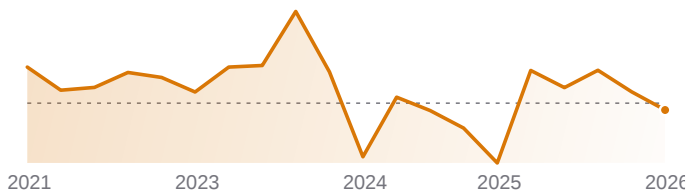
Typical hold before selling

5.3 yrs



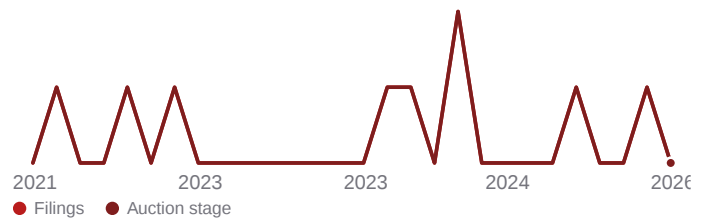
Median annualized return at resale

-1.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,656
Median value (AVM)	\$160K
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	5.3%
Owner occupied	72%
Company owned	11%
Median loan-to-value	44%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	4,298
Density	41 / mi²
Median household income	\$70K
Average household income	\$98K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	12.0%
Unemployment	1.3%
Average temp	68°F
Annual precip	65 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.