

Mandeville 70471

ZIP code · LA · Louisiana > Saint Tammany > Mandeville

BALANCED MARKET

\$410K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

295

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



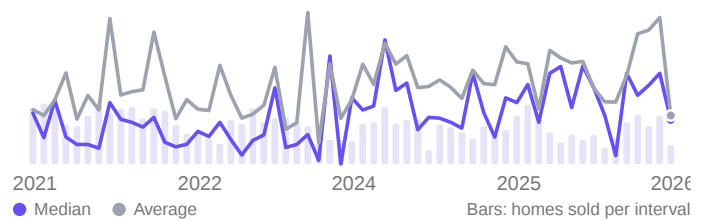
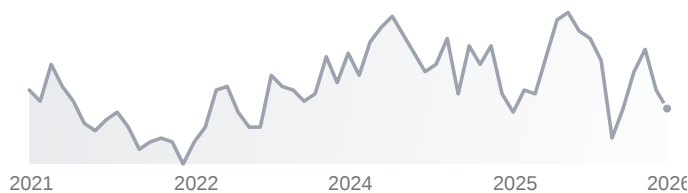
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$355K · Average \$364K

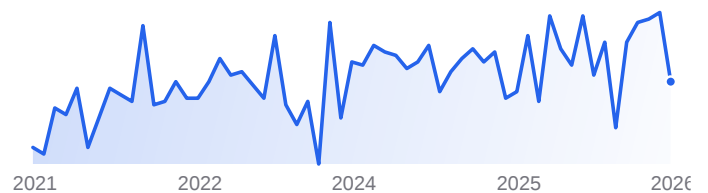
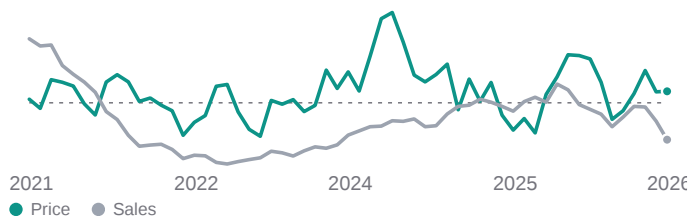


Growth (year over year)

Price +5.4% · Sales -17.6%

Price per square foot

\$169/ft²

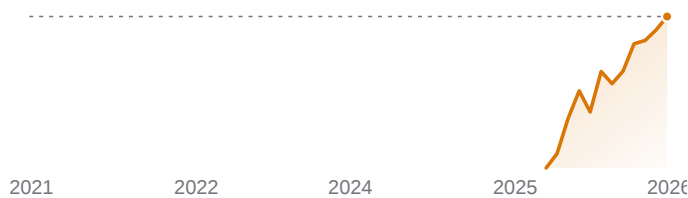


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

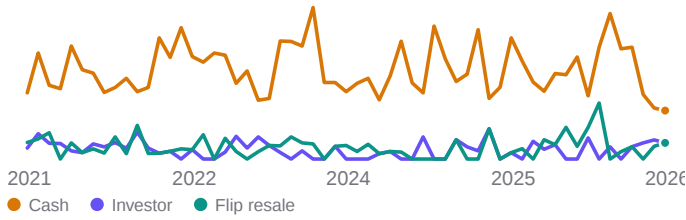
3.7%



BUYERS & OUTCOMES

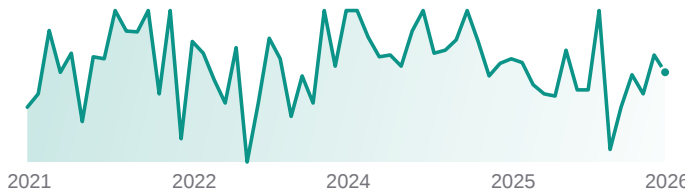
Buyer mix

Cash 20% · Investor 6.7% · Flip resale 6.7%



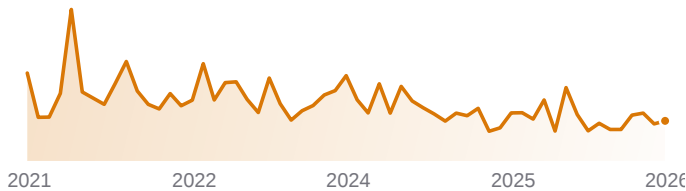
Sellers who sold at a gain

89%

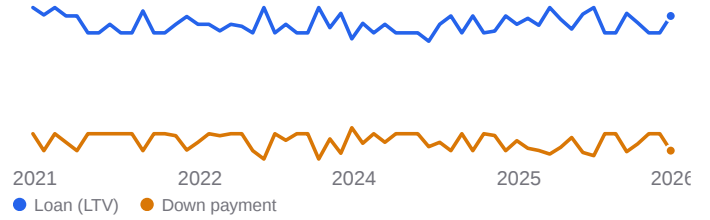


Median annualized return at resale

+3.7%

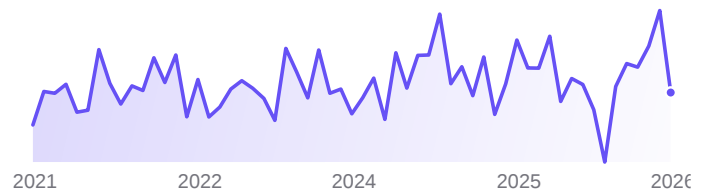


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,972
Median value (AVM)	\$415K
Median size	2,384 ft²
Median year built	1993
Single family	89%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	3.1%
Owner occupied	90%
Company owned	7.2%
Median loan-to-value	55%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	22,188
Density	759 / mi²
Median household income	\$92K
Average household income	\$142K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	33
Homes occupied	93%
Bachelor's or higher	35%
Poverty rate	8.0%
Unemployment	1.2%
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.