

Carencro 70520

ZIP code · LA · Louisiana · Lafayette Parish · Carencro

BUYER'S MARKET

\$190K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

199

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



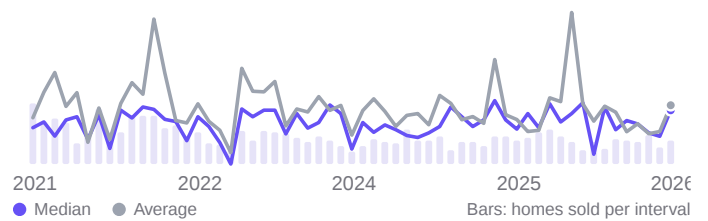
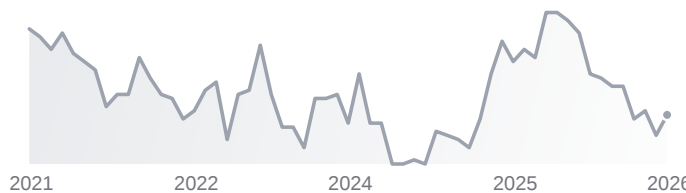
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$215K · Average \$223K

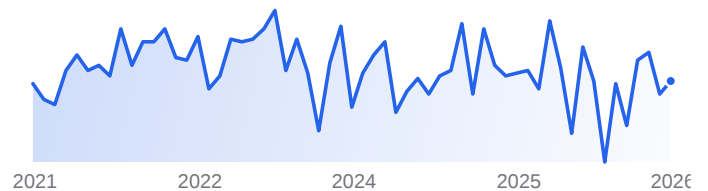
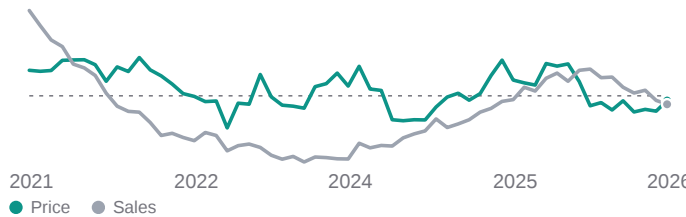


Growth (year over year)

Price -2.4% · Sales -4.3%

Price per square foot

\$119/ft²

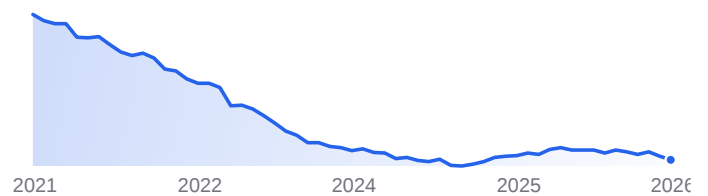


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

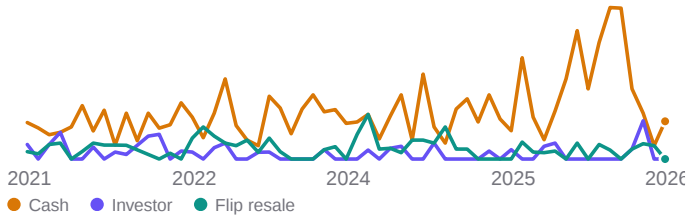
3.0%



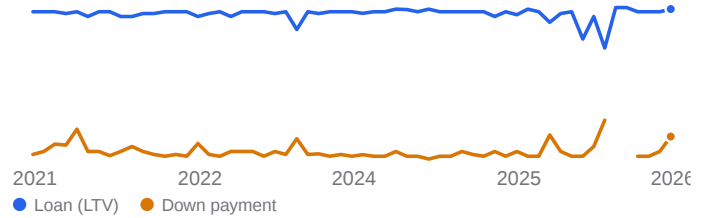
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 0% · Flip resale 0%

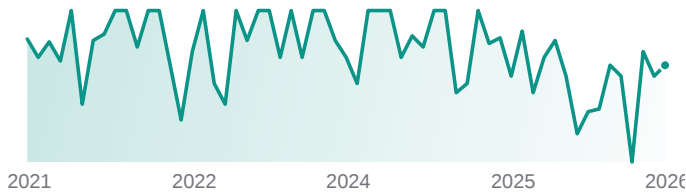


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



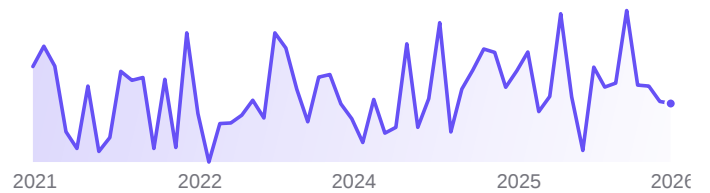
Sellers who sold at a gain

83%



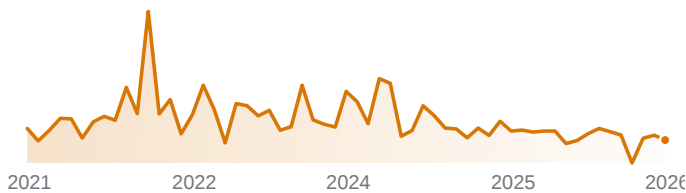
Typical hold before selling

5.5 yrs



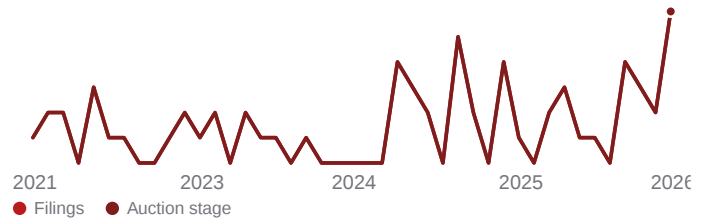
Median annualized return at resale

+1.8%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	6,715
Median value (AVM)	\$203K
Median size	1,540 ft²
Median year built	1988
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	2.7%
Owner occupied	95%
Company owned	7.7%
Median loan-to-value	71%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	21,861
Density	551 / mi²
Median household income	\$70K
Average household income	\$86K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	26
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	13.1%
Unemployment	1.2%
Average temp	68°F
Annual precip	64 in
Sunshine	60%

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.