

Lake Charles 70601

ZIP code · LA · Louisiana > Calcasieu Parish > Lake Charles

BALANCED MARKET

\$144K

MEDIAN SALE PRICE

+43.1%

1-YR CHANGE

322

SALES (12 MO)

\$85K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



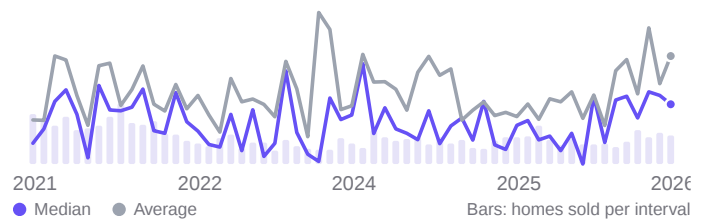
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$134K · Average \$201K

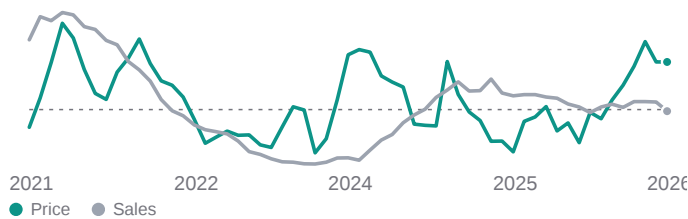


Growth (year over year)

Price +43.1% · Sales -1.5%

Price per square foot

\$36/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

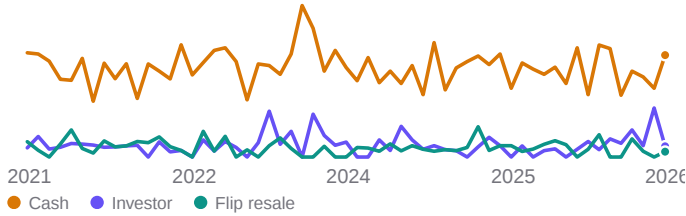
2.9%



BUYERS & OUTCOMES

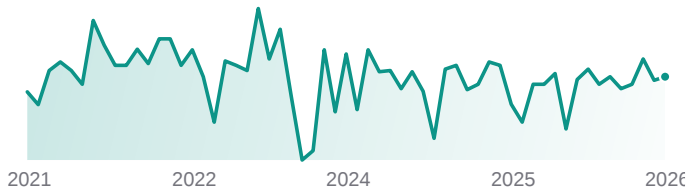
Buyer mix

Cash 59% · Investor 6.3% · Flip resale 3.1%



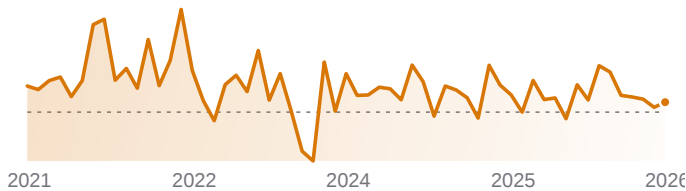
Sellers who sold at a gain

70%

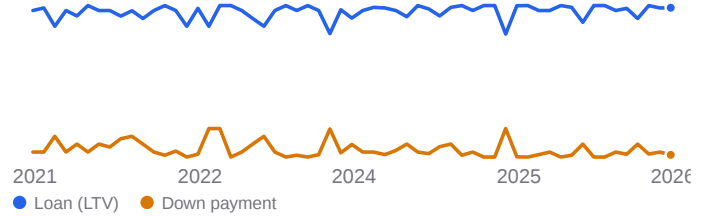


Median annualized return at resale

+1.0%

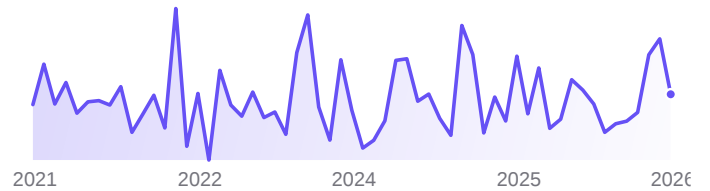


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,232
Median value (AVM)	\$85K
Median size	1,380 ft²
Median year built	1987
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	8.8%
Owner occupied	58%
Company owned	20%
Median loan-to-value	54%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	34,157
Density	1,850 / mi²
Median household income	\$53K
Average household income	\$76K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	26
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	30.2%
Unemployment	1.1%
Average temp	67°F
Annual precip	61 in
Sunshine	69%

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.