

Lake Charles 70607

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

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

218

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



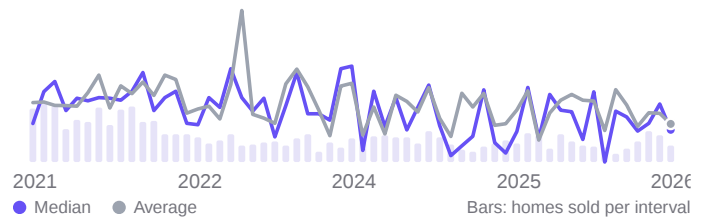
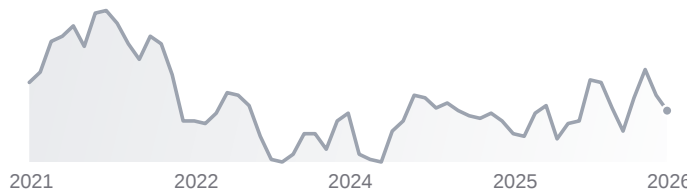
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$140K · Average \$149K

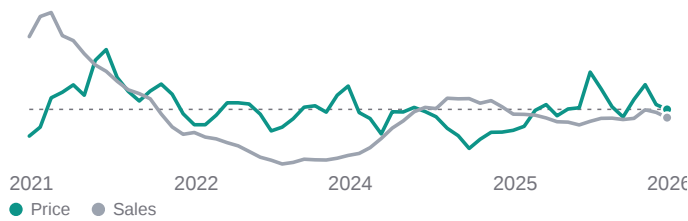


Growth (year over year)

Price -0.1% · Sales -8.0%

Sale premium vs estimated value

-0.9%



Annual turnover (share of homes sold)

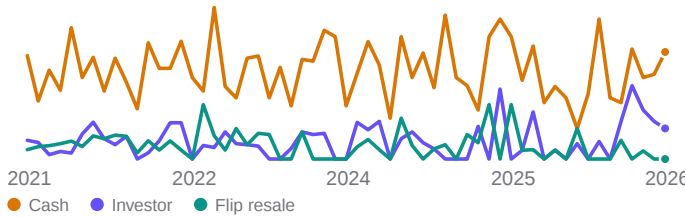
2.6%



BUYERS & OUTCOMES

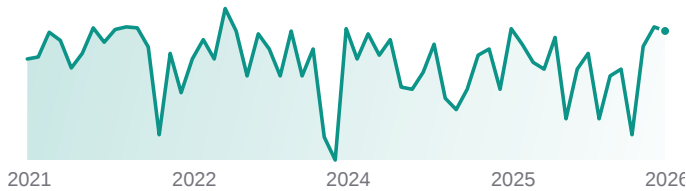
Buyer mix

Cash 44% · Investor 13% · Flip resale 0%



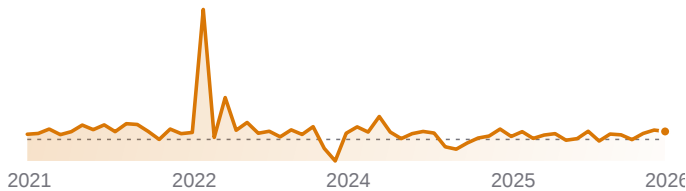
Sellers who sold at a gain

89%

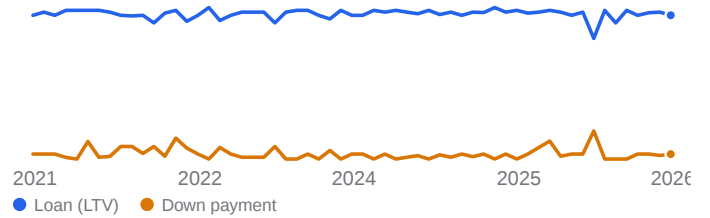


Median annualized return at resale

+3.1%

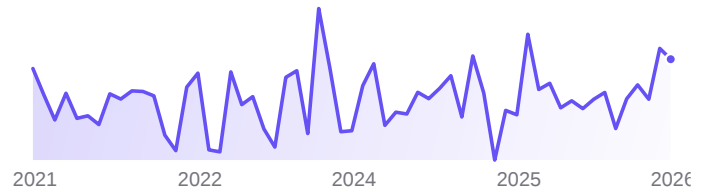


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



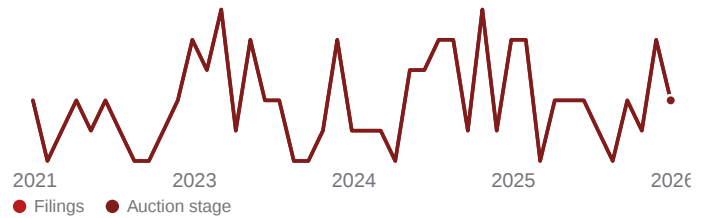
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,270
Median value (AVM)	\$165K
Median size	1,682 ft²
Median bedrooms	2
Median year built	2003
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	6.5%
Owner occupied	77%
Company owned	14%
Median loan-to-value	69%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	27,093
Density	190 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	26.7%
Unemployment	1.2%
Average temp	68°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.