

Lake Charles 70611

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

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+1.1%

1-YR CHANGE

308

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



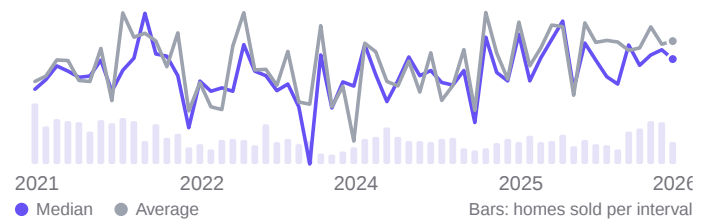
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$261K · Average \$278K

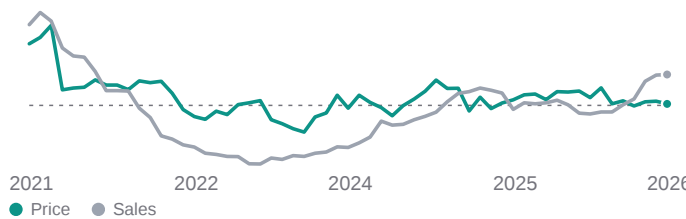


Growth (year over year)

Price +1.1% · Sales +24.2%

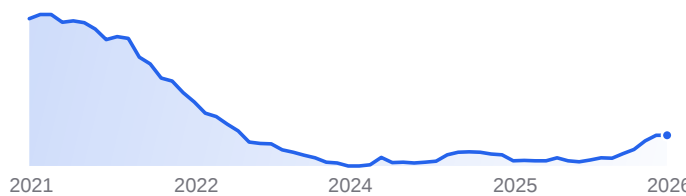
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

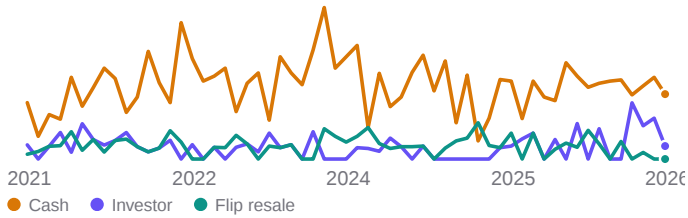
4.0%



BUYERS & OUTCOMES

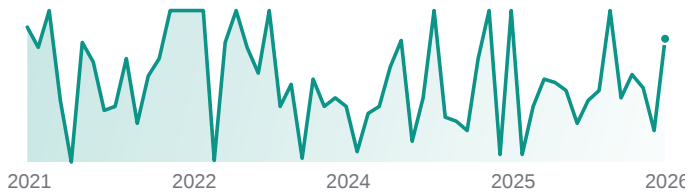
Buyer mix

Cash 24% · Investor 4.8% · Flip resale 0%



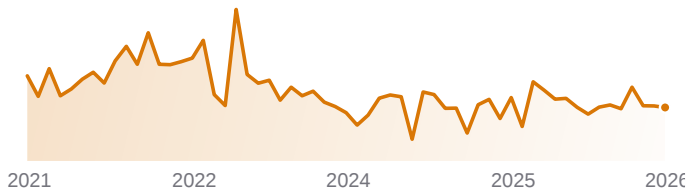
Sellers who sold at a gain

94%

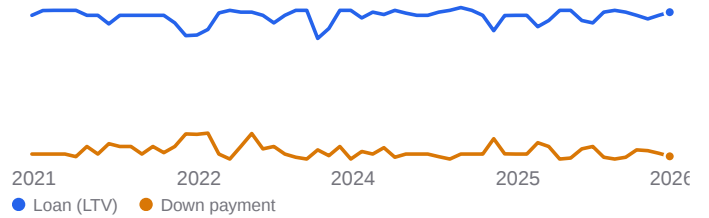


Median annualized return at resale

+2.4%

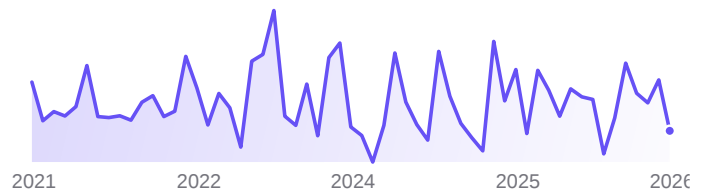


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.6%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,793
Median value (AVM)	\$245K
Median size	1,216 ft²
Median year built	1995
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	5.8%
Owner occupied	86%
Company owned	6.8%
Median loan-to-value	74%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	21,709
Density	249 / mi²
Median household income	\$101K
Average household income	\$117K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	27
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	9.3%
Unemployment	1.5%
Average temp	67°F
Annual precip	62 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.