

Lake Charles 70615

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

BALANCED MARKET

\$108K

MEDIAN SALE PRICE

+16.4%

1-YR CHANGE

78

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

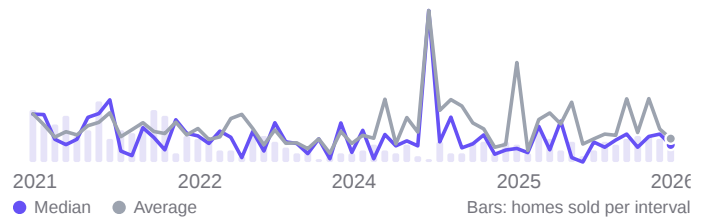
Market temperature (0–100)

57 / 100



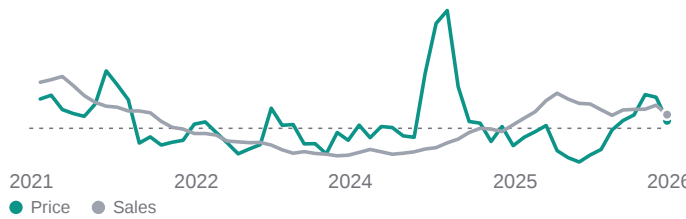
Sale prices

Median \$84K · Average \$108K



Growth (year over year)

Price +16.4% · Sales +30.0%



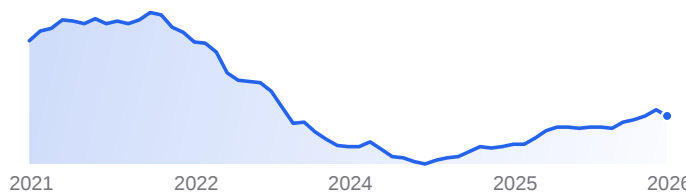
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

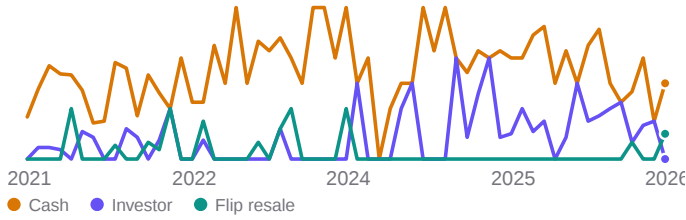
2.1%



BUYERS & OUTCOMES

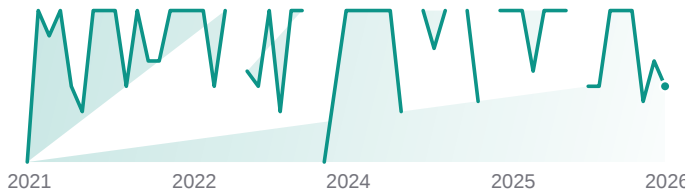
Buyer mix

Cash 50% · Investor 0% · Flip resale 17%



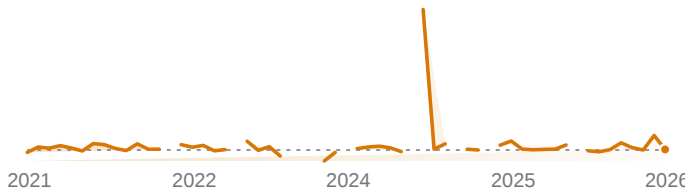
Sellers who sold at a gain

50%

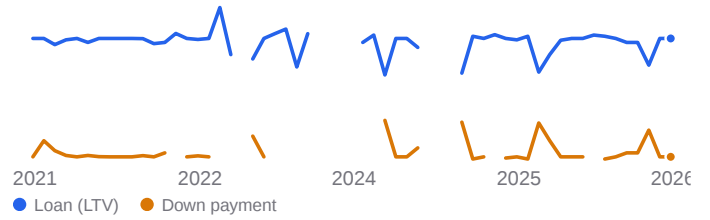


Median annualized return at resale

+1.2%

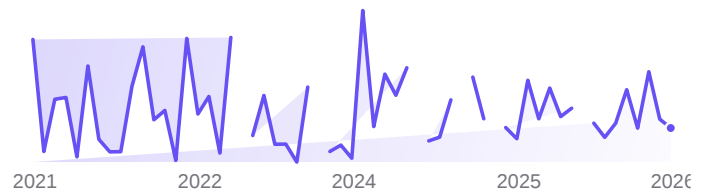


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,800
Median value (AVM)	\$99K
Median size	900 ft²
Median year built	1989
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	9.2%
Owner occupied	71%
Company owned	12%
Median loan-to-value	49%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	13,595
Density	256 / mi²
Median household income	\$45K
Average household income	\$66K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	27
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	27.3%
Unemployment	0.8%
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.