

Gonzales 70737

ZIP code · LA · Louisiana > Ascension Parish > Gonzales

BUYER'S MARKET

\$258K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

484

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



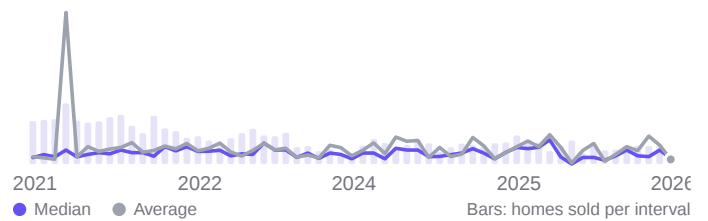
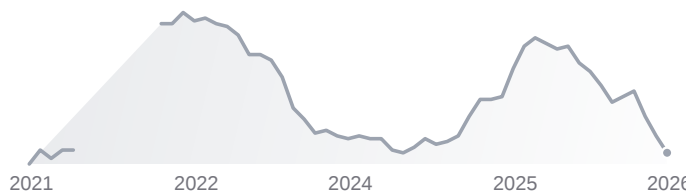
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$246K · Average \$243K

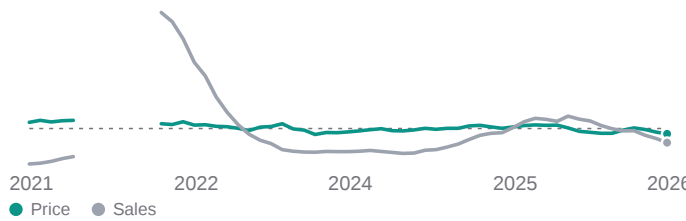


Growth (year over year)

Price -8.9% · Sales -23.5%

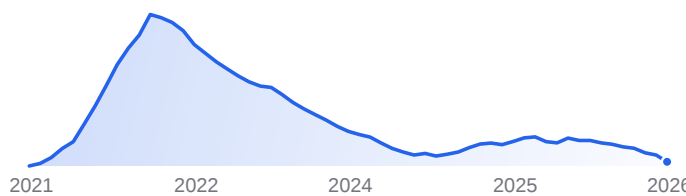
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

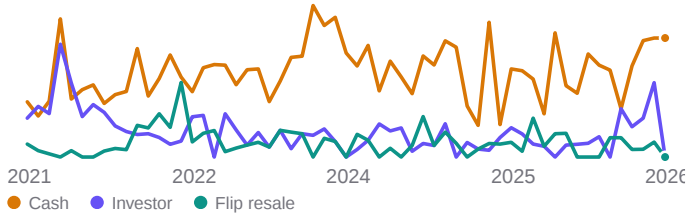
2.8%



BUYERS & OUTCOMES

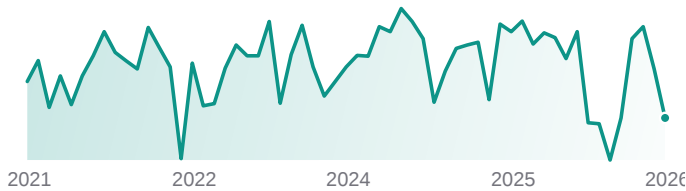
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



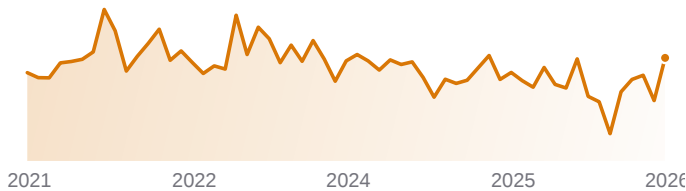
Sellers who sold at a gain

75%

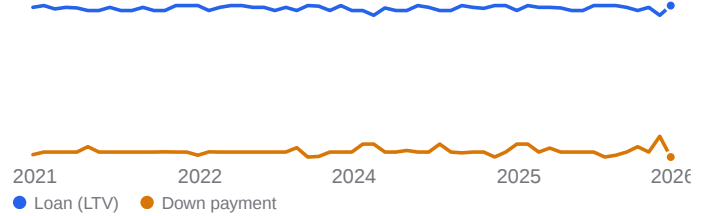


Median annualized return at resale

+4.6%

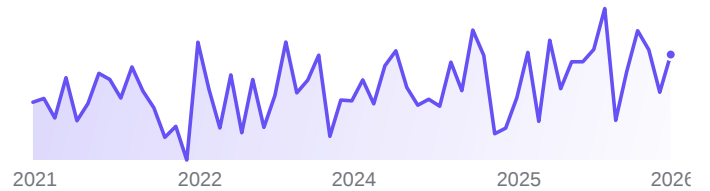


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	17,507
Median value (AVM)	\$258K
Median size	1,650 ft²
Median year built	1991
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	28%
Underwater (LTV 125% or more)	3.4%
Owner occupied	87%
Company owned	7.1%
Median loan-to-value	72%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	48,608
Density	931 / mi²
Median household income	\$86K
Average household income	\$104K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	34
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	8.9%
Unemployment	1.3%
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.