

Greenwell Springs 70739

ZIP code · LA · Louisiana · East Baton Rouge Parish

BALANCED MARKET

\$302K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

167

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



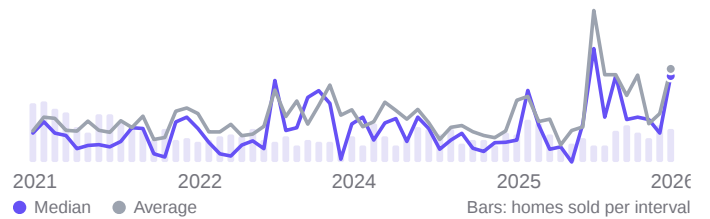
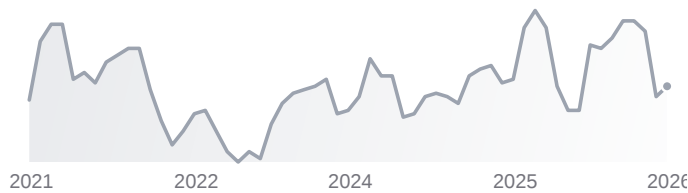
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$375K · Average \$390K

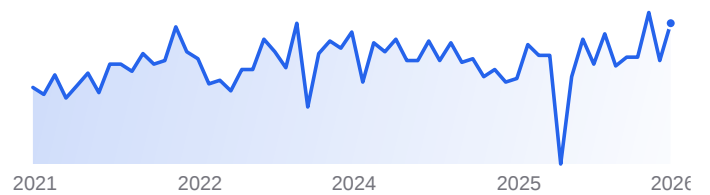
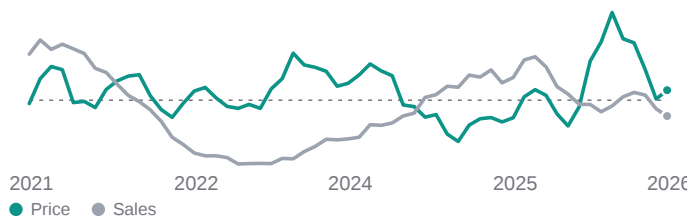


Growth (year over year)

Price +7.1% · Sales -11.2%

Price per square foot

\$173/ft²

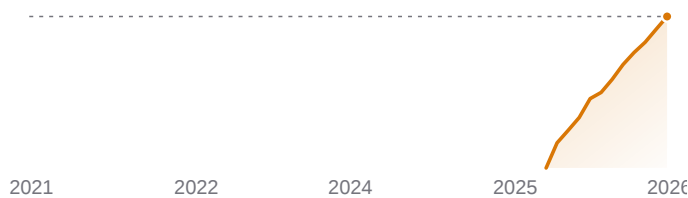


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

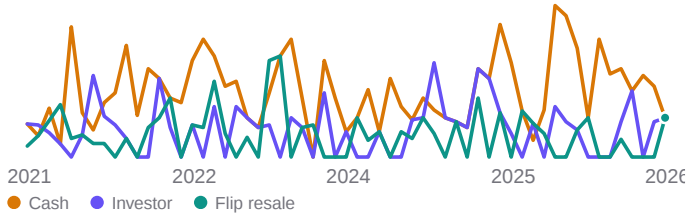
3.5%



BUYERS & OUTCOMES

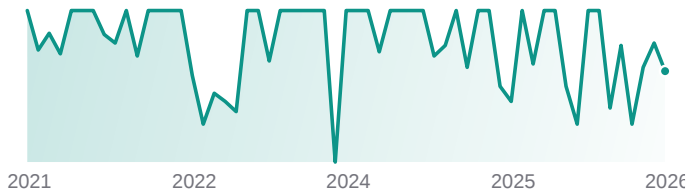
Buyer mix

Cash 11% · Investor 11% · Flip resale 11%



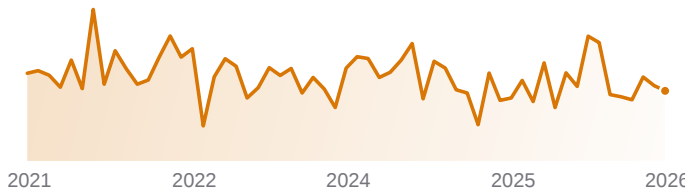
Sellers who sold at a gain

87%

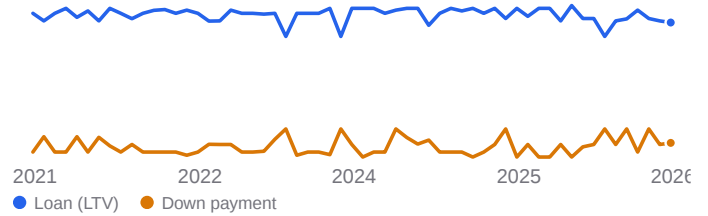


Median annualized return at resale

+3.1%

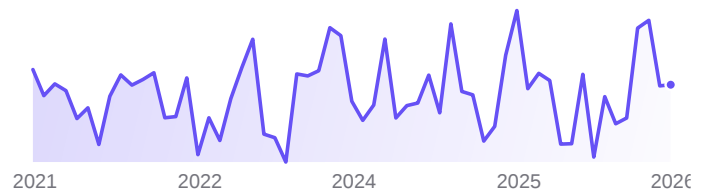


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



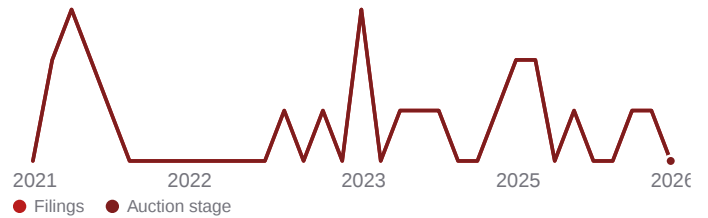
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,817
Median value (AVM)	\$284K
Median size	1,914 ft²
Median year built	1993
Single family	97%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	7.4%
Owner occupied	93%
Company owned	4.7%
Median loan-to-value	68%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	16,171
Density	326 / mi²
Median household income	\$95K
Average household income	\$110K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	30
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	6.8%
Unemployment	1.4%
Average temp	67°F
Annual precip	65 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.