

Jarreau 70749

ZIP code · LA · Louisiana > Pointe Coupee Parish

SELLER'S MARKET

\$305K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

19

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

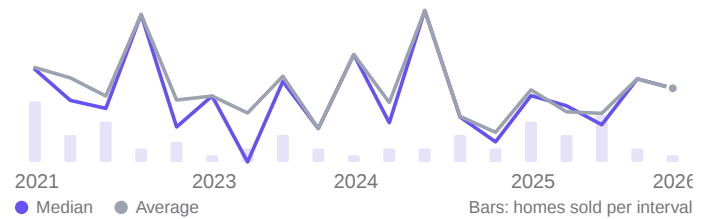
Market temperature (0–100)

65 / 100



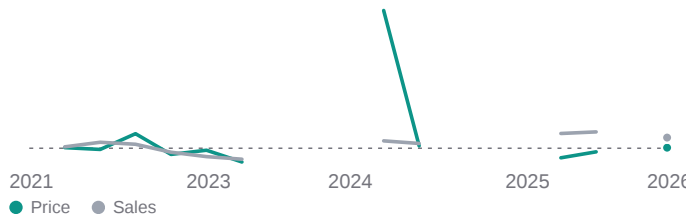
Sale prices

Median \$260K · Average \$260K



Growth (year over year)

Price +4.2% · Sales +72.7%



Sale premium vs estimated value

-8.0%



Annual turnover (share of homes sold)

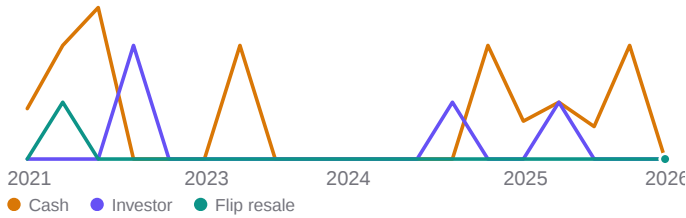
3.2%



BUYERS & OUTCOMES

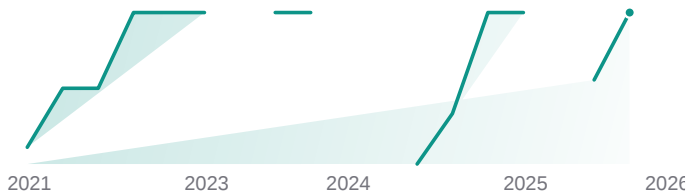
Buyer mix

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



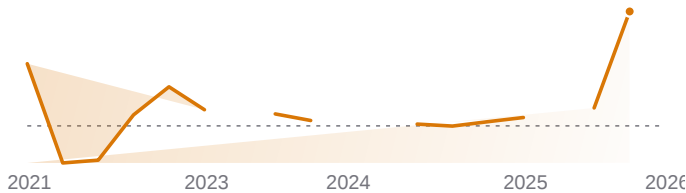
Sellers who sold at a gain

100%

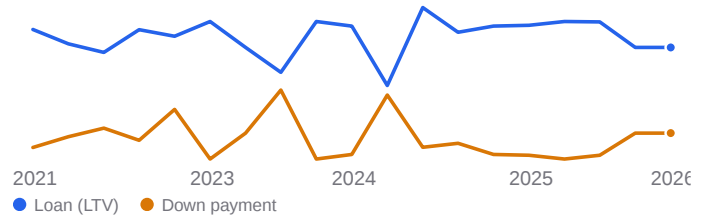


Median annualized return at resale

+66.0%

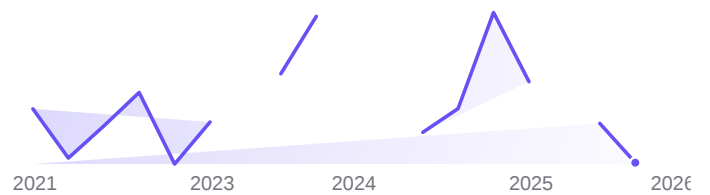


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	591
Median value (AVM)	\$191K
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	7.6%
Owner occupied	75%
Company owned	16%
Median loan-to-value	58%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	1,524
Density	62 / mi²
Median household income	\$48K
Average household income	\$74K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	27
Homes occupied	70%
Bachelor's or higher	8%
Poverty rate	25.2%
Unemployment	1.0%
Average temp	67°F
Annual precip	63 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.