

Prairieville 70769

ZIP code · LA · Louisiana > Ascension Parish > Prairieville

BUYER'S MARKET

\$295K

MEDIAN SALE PRICE

-13.3%

1-YR CHANGE

547

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



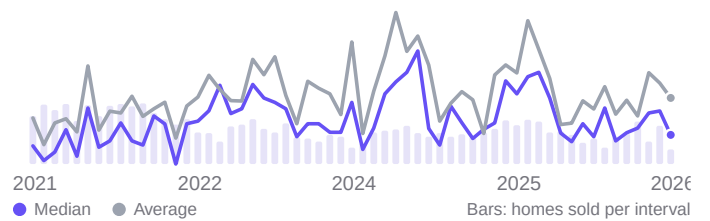
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$277K · Average \$320K

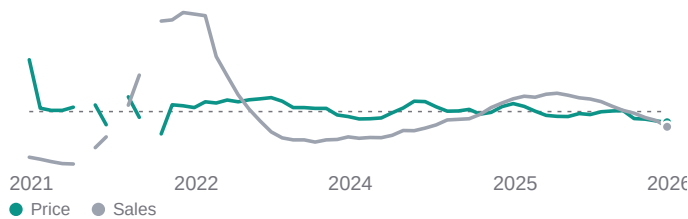


Growth (year over year)

Price -13.3% · Sales -19.0%

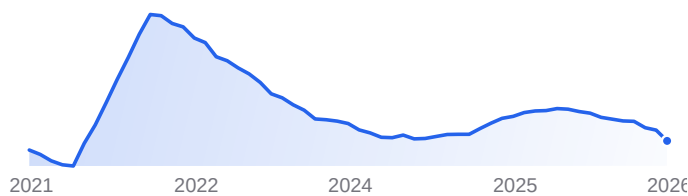
Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

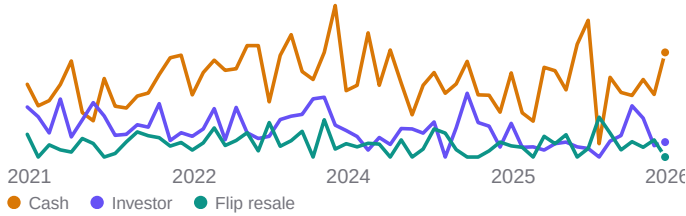
3.1%



BUYERS & OUTCOMES

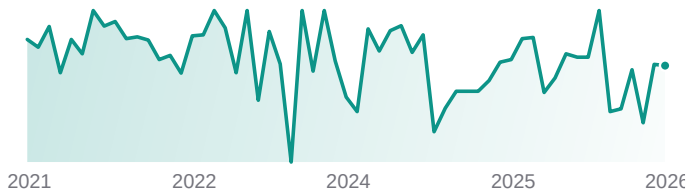
Buyer mix

Cash 29% · Investor 4.2% · Flip resale 0%



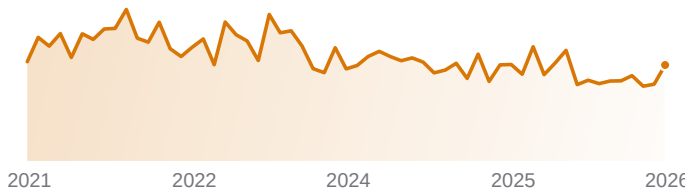
Sellers who sold at a gain

91%

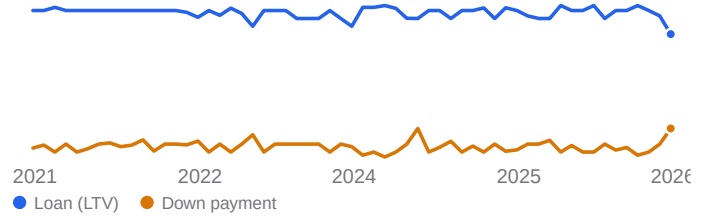


Median annualized return at resale

+3.9%

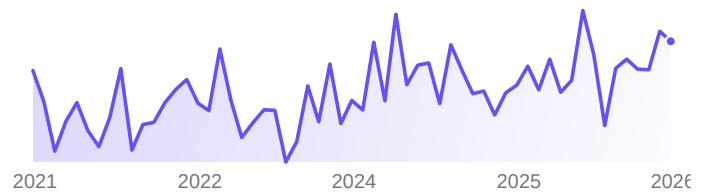


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 18 · Auction stage 18



HOUSING STOCK

Homes	17,484
Median value (AVM)	\$308K
Median size	5,000 ft²
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	25%
Underwater (LTV 125% or more)	3.7%
Owner occupied	90%
Company owned	6.4%
Median loan-to-value	71%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	49,685
Density	996 / mi²
Median household income	\$117K
Average household income	\$135K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	31
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	4.3%
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.