

Saint Amant 70774

ZIP code · LA · Louisiana > Ascension Parish

BUYER'S MARKET

\$232K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

93

SALES (12 MO)

\$213K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



MARKET TRENDS (5 YEARS)

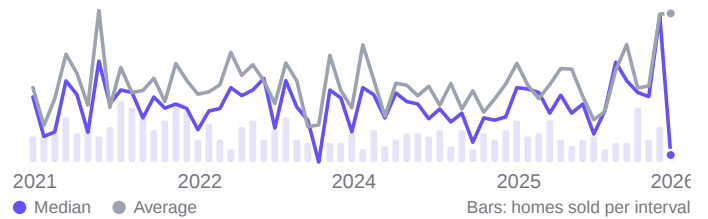
Market temperature (0-100)

38 / 100



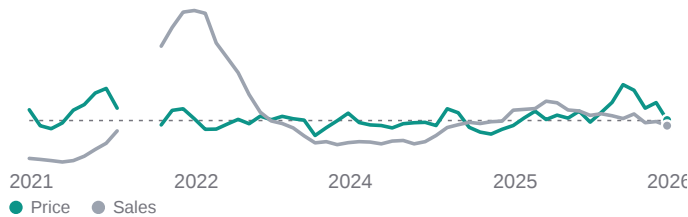
Sale prices

Median \$90K · Average \$395K



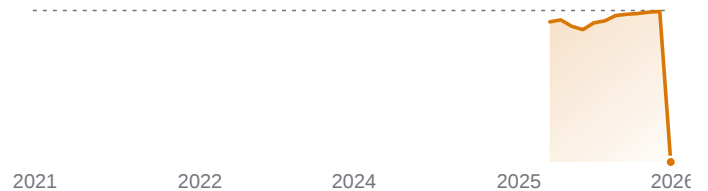
Growth (year over year)

Price +0.6% · Sales -8.8%



Sale premium vs estimated value

-46.3%



Annual turnover (share of homes sold)

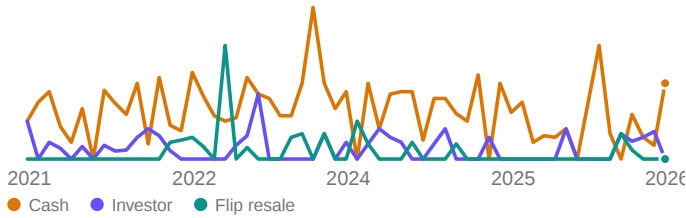
2.3%



BUYERS & OUTCOMES

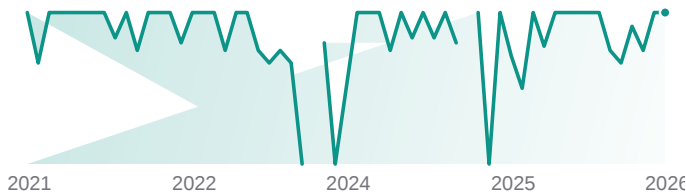
Buyer mix

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



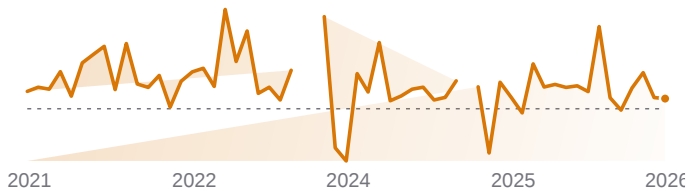
Sellers who sold at a gain

100%

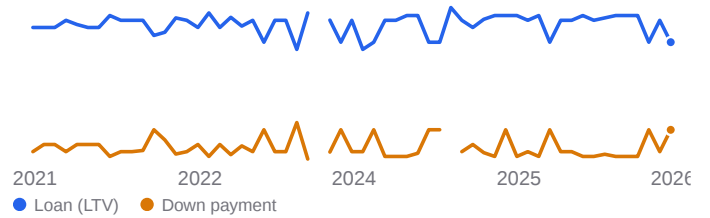


Median annualized return at resale

+2.0%

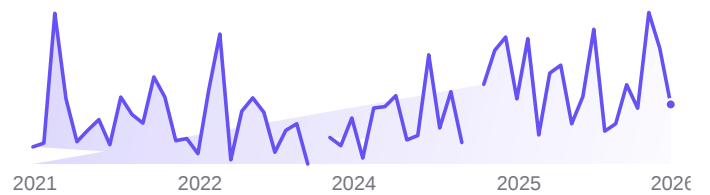


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,988
Median value (AVM)	\$213K
Median size	3,150 ft²
Median year built	1998
Single family	69%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	7.7%
Owner occupied	86%
Company owned	5.9%
Median loan-to-value	71%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	10,391
Density	162 / mi²
Median household income	\$84K
Average household income	\$109K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	7.6%
Unemployment	1.1%
Average temp	68°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.