

Zachary 70791

ZIP code · LA · Louisiana > East Baton Rouge Parish > Zachary

BUYER'S MARKET

\$253K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

396

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



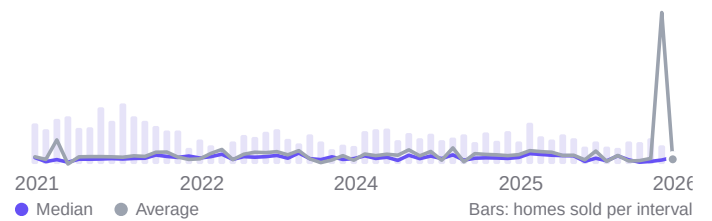
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$268K · Average \$255K

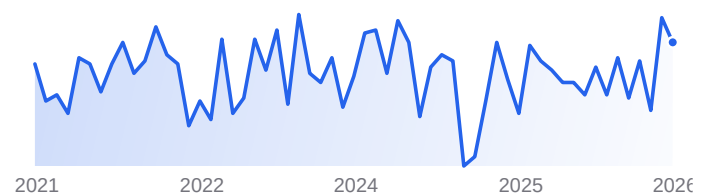
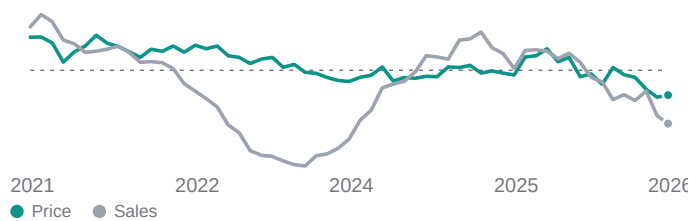


Growth (year over year)

Price -11.3% · Sales -24.3%

Price per square foot

\$158/ft²

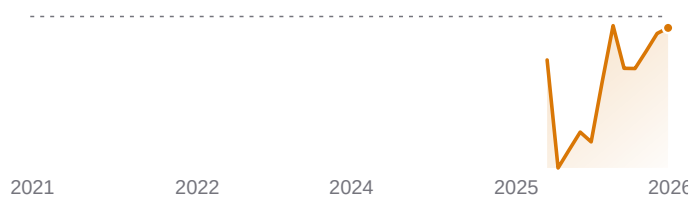


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

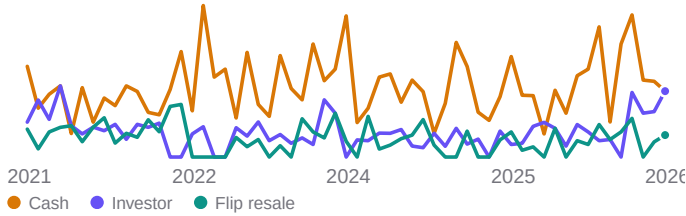
3.6%



BUYERS & OUTCOMES

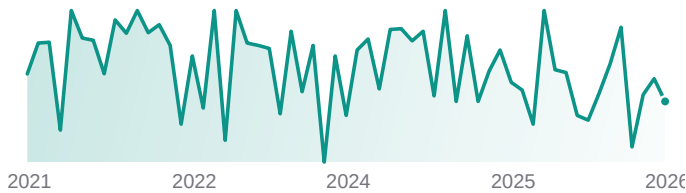
Buyer mix

Cash 15% · Investor 15% · Flip resale 5.0%



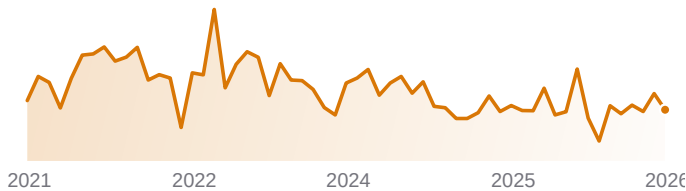
Sellers who sold at a gain

80%

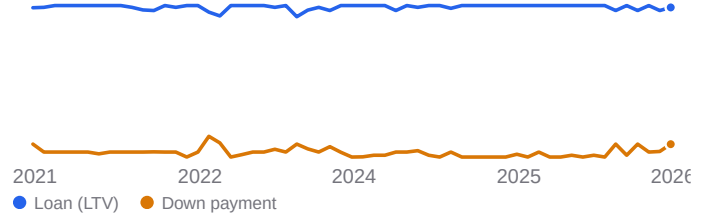


Median annualized return at resale

+2.4%

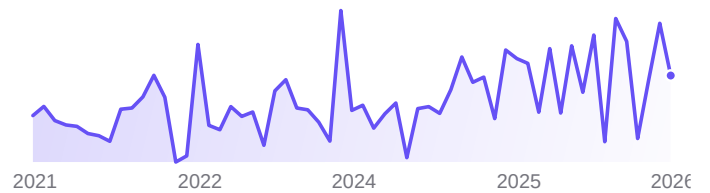


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



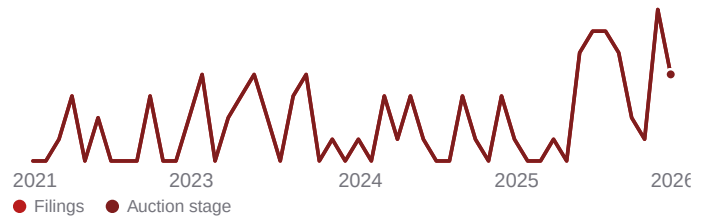
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	10,852
Median value (AVM)	\$256K
Median size	1,858 ft²
Median year built	2004
Single family	92%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	23%
Underwater (LTV 125% or more)	4.7%
Owner occupied	88%
Company owned	7.1%
Median loan-to-value	78%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	27,859
Density	217 / mi²
Median household income	\$85K
Average household income	\$116K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	7.3%
Unemployment	1.4%
Average temp	67°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.