



Morgan City, Louisiana.

Current market data.

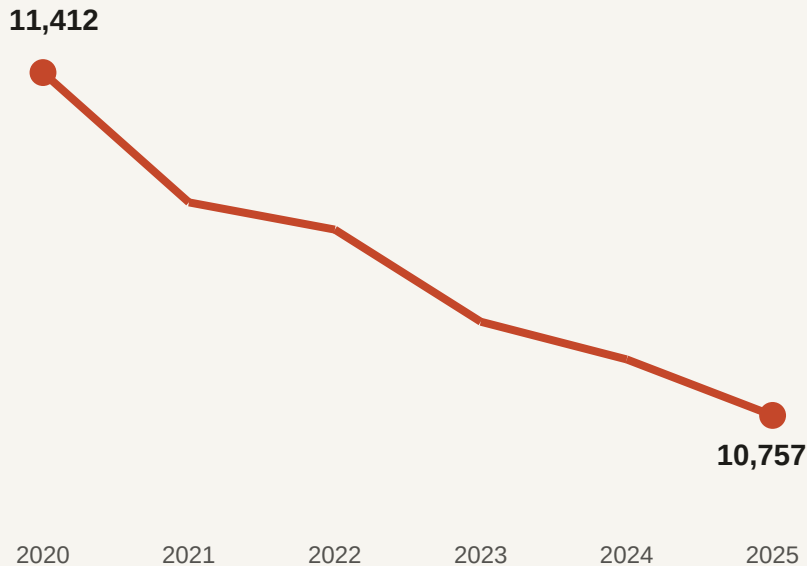
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.7% since 2020.

10,757

people, the 34th-largest of Louisiana's cities and towns.



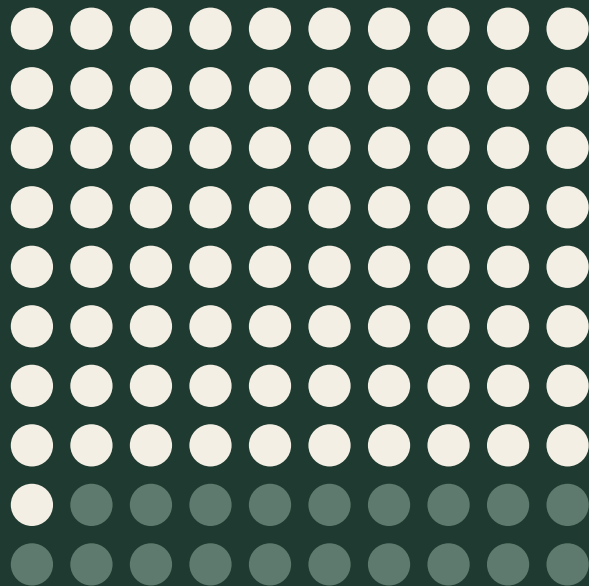
THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

80.8%

of 7,583 jobs located in Morgan City are filled by in-commuters.

Source: Census LEHD LODES, 2023



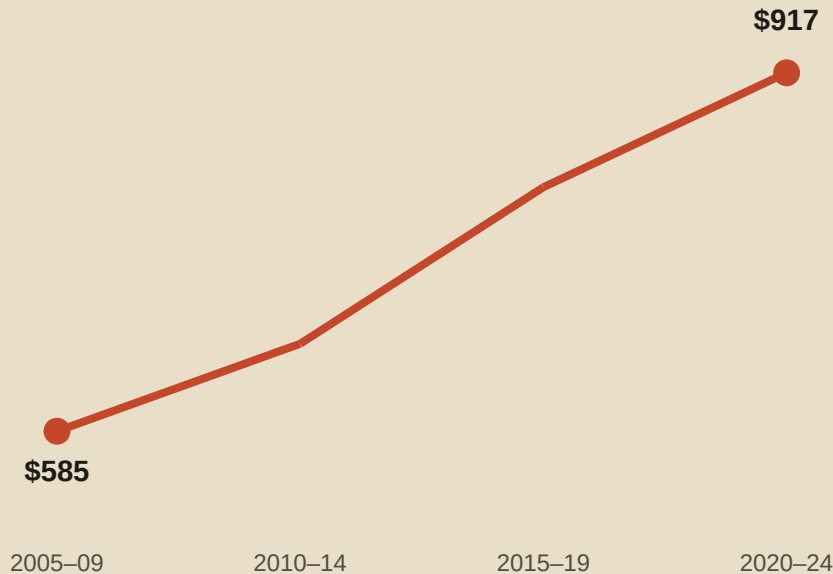
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$917

a month. Louisiana's median is \$1,064.





THE SEAM

Cross one tract line and median rent doubles.

A \$693 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Mary Parish.

TRACT 401

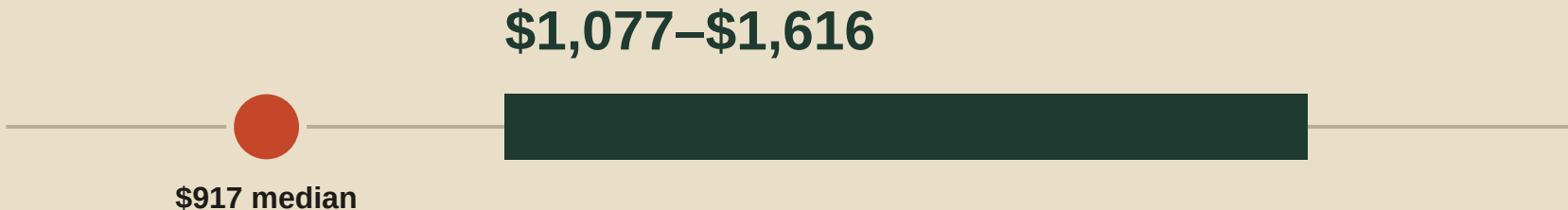
\$592

TRACT 402

\$1,285

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

117

homes permitted, 2022–2025

98%of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 5,224 homes here.

19–76

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 28% less than Louisiana's.

\$155,200

median home value in Morgan City.

Morgan City



\$155,200

Louisiana



\$216,500

U.S.



\$332,700

THAT WAS MORGAN CITY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/la/morgan-city/

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