



Morganza, Louisiana.

Current market data.

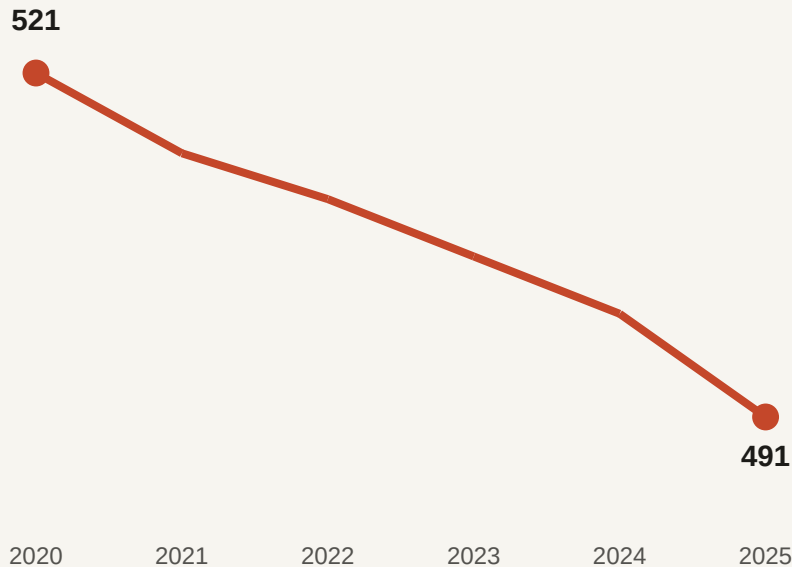
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.8% since 2020.

491

people, the 213th-largest of Louisiana's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 10 jobs located in Morganza are filled by in-commuters.



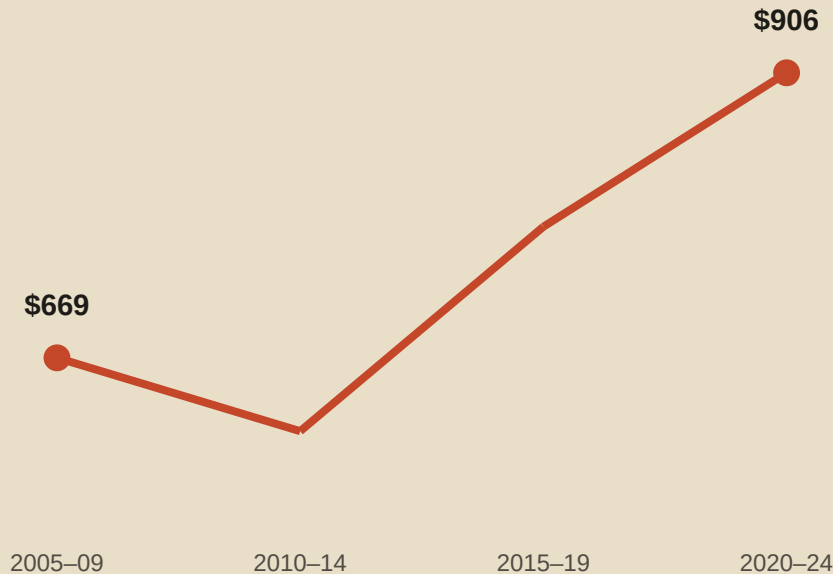
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 35%
since the 2005–2009
survey, before inflation.**

\$906

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



THE SEAM

Cross one tract line and median rent jumps \$416.

A \$416 gap between neighbors, the sharpest rent edge between adjacent tracts in Pointe Coupee Parish.

TRACT 9521

\$615

TRACT 9522.02

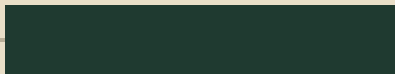
\$1,031



ROOM TO BUILD

The median rent is above what local wages can carry.

\$375–\$563



\$906 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

93%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 44% less than Louisiana's.

\$121,600

median home value in Morganza.

Morganza



\$121,600

Louisiana



\$216,500

U.S.



\$332,700

THAT WAS MORGANZA'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/morganza/

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