



Zachary, Louisiana.

Current market data.

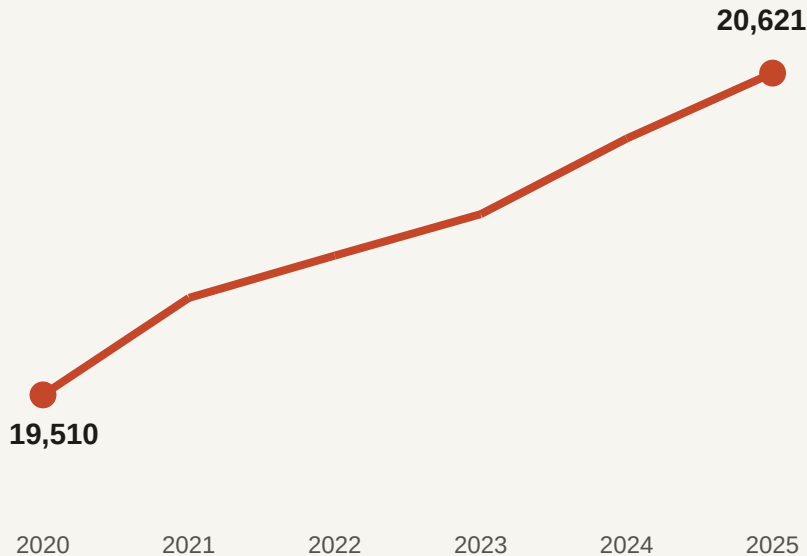
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.7% since 2020.

20,621

people, the 16th-largest of Louisiana's cities and towns.

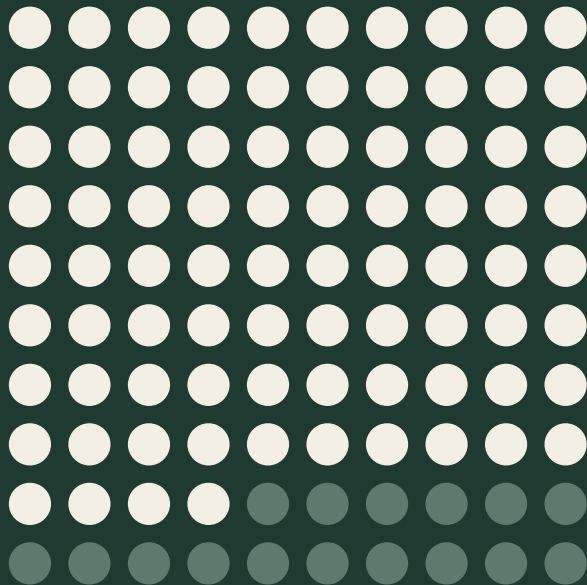


THE WORKDAY

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

83.8%

of 5,994 jobs located in Zachary are filled by in-commuters.



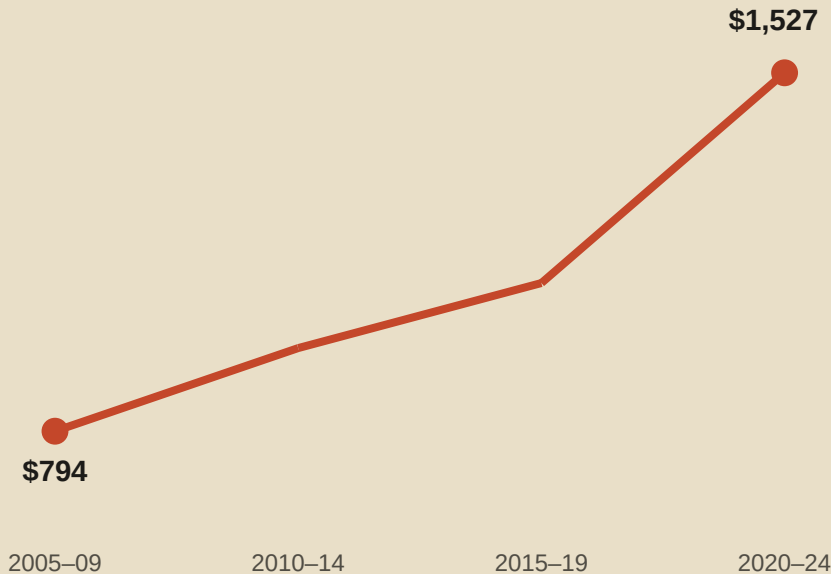
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$1,527

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,068 gap between neighbors, the sharpest rent edge between adjacent tracts in East Baton Rouge Parish.

TRACT 40.19

\$1,010

TRACT 40.26

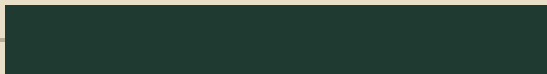
\$2,078



ROOM TO BUILD

The median rent is above what local wages can carry.

\$758–\$1,137



\$1,527 median

is the monthly rent range local workforce wages support.

BUILDING

43% of the housing here was built before 2000.

1,615

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

43%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 7,999 homes here.

17–60

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



HOME VALUE

A median home costs 20% more than Louisiana's.

\$259,100

median home value in Zachary.

Zachary



\$259,100

Louisiana



\$216,500

U.S.



\$332,700



THAT WAS ZACHARY'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/zachary/

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