



8073 Bedico Trail | New Construction  
Listed by The Kelly Waltemath Group

## BEDICO CREEK MARKET SNAPSHOT\*

In 2022 there were 80 homes sold at an average of \$428,709. Average days on market was 69 days. Highest sold was \$887,500 at \$252.05 per square foot.

In 2023 there were 56 homes sold at an average of \$486,754. Average days on market was 97 days. Highest sold in 6 months was \$1,645,000 at \$355.83 per square foot.

To date in 2024 there were 38 homes sold at an average of \$469,000. Average days on market was 114 days. Highest sold in 6 months was \$1,400,000 at \$248.71 per square foot.

\* This excludes all custom home sales that are not in the MLS.

## FALL OUTLOOK

The real estate community is adapting nationwide to changes in commission agreements and the economy continues to react to insurance, home prices, and interest rate changes. Despite all the changes in the real estate market, Bedico Creek seems to be holding its own.

It's a good time to sell, but give yourself time to allow the perfect buyer to find your property. If you're buying, get prequalified before you start visiting homes, so there are no mysteries about what you can afford.

How does this affect your plans?

Whatever you're considering, on either side of Lake Pontchartrain, our team can help you strategize a plan that works.

**Call us for a Free In-Person Home Evaluation.**

**See all of our metro area lot and home listings at [kellywaltemath.com](https://www.kellywaltemath.com).**



**YOUR  
BEDICO CREEK  
SALES PRO**  
**Celebrating 10 Years  
& \$100+ Million in Sales**

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