

Property Value: St.  
James Parish  
2012-2021

# The Hidden Economics of Environmental Racism in Cancer Alley: St. James

*This Fact Sheet is Part of “The Hidden Economics of Environmental Racism in Cancer Alley” Fact Sheet Series*



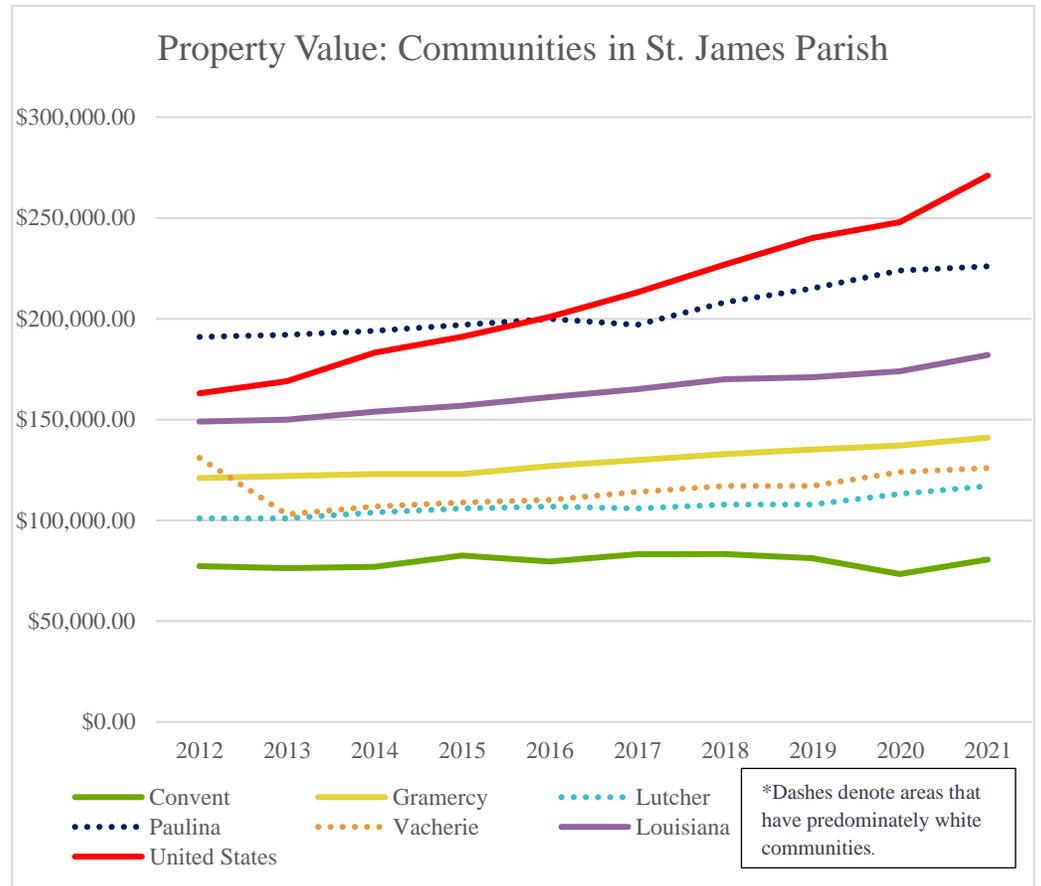
(Younes et al. 2019) A map that shows polluted hotspots and their proximity to communities in St. James Parish.

## Why Tracking Property Value is Important

Property value has a strong connection between competitiveness to live in an area. This is because if an area is highly sought after, then this decreases the “inventory” available, making the prices for that inventory to rise. If the area is not a highly-sought-after area, then the area is full with inventory, so then the inventory is not as competitive. Thus, if a property value trends low with little increase over a time period, then the area is not as competitive as other areas. For example, St. James has little growth in property value over the past decade and has trended well below the national average. This is represented in Figure 1.1.

*Industrial development in the River Parishes has experienced an exponential growth in the past decade.*

**Figure 1.1.: Property Value of Communities in St. James Parish, Louisiana: 2012-2021**



<sup>1</sup> (“Saint James Parish LA Home Prices & Home Values” 2021)

St. James parish has an abundance of profitable and valuable oil, gas, and petrochemical plants that occupy the space of former sugar plantations. However, the value of nearby residential properties has trended well below both the US and Louisiana average for the past 8 years. For example, Convent trended the lowest and experienced the least amount of growth with an average of \$79,400.30 and a median of \$80,050. Compared with Paulina, which trended above the Louisiana average and median but still trended below the national average, trended the highest and experienced the greatest amount of growth in St. James with an average of \$204,400 and a median of \$198,500.

Development in an area generally increases the property value of surrounding residential areas, but as shown in Figure 1.1, this is not true for most of St. James Parish. In areas, like Convent, the property value starts low and only experiences a couple of years in which the property value trends more than 3.5%--a standard considered to indicate an average to good increase in property value. The only community in St. James Parish to see a positive trend of 3.5% most years between 2012-2021 is Paulina. Thus, it can be concluded that, with the exception of Paulina, the property value in most communities in St. James Parish is not considered competitive.

Bibliography

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