

Belle Rose

Community · LA · Louisiana · Assumption Parish

SELLER'S MARKET

\$110K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$109K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

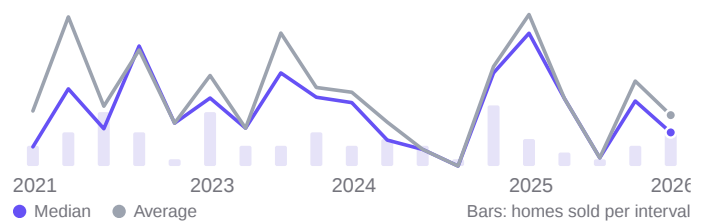
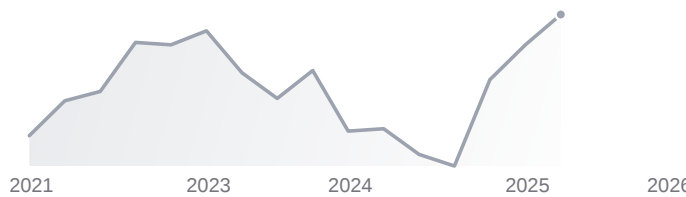
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$78K · Average \$100K

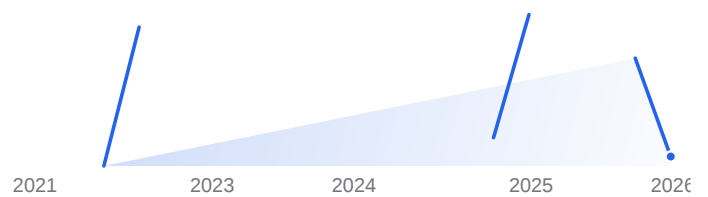
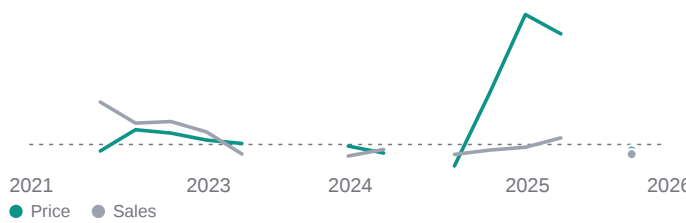


Growth (year over year)

Price -14.7% · Sales -23.1%

Price per square foot

\$28/ft²

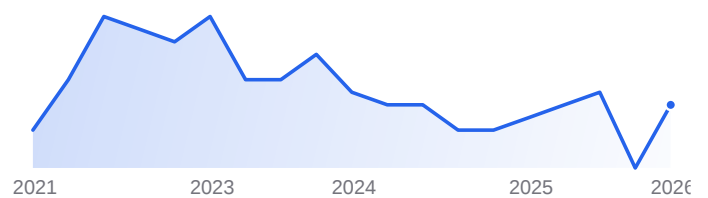
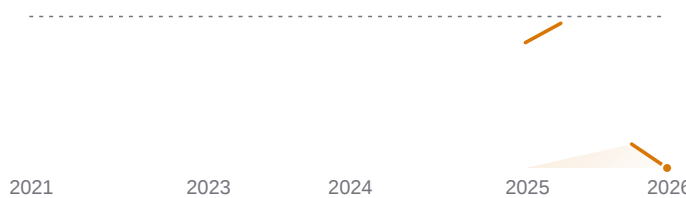


Sale premium vs estimated value

-27.3%

Annual turnover (share of homes sold)

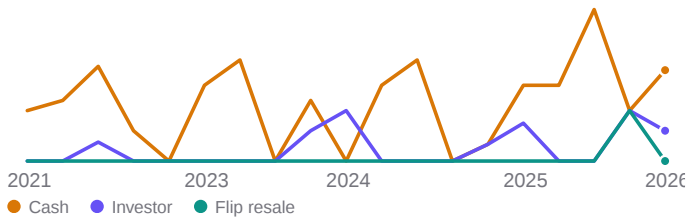
1.2%



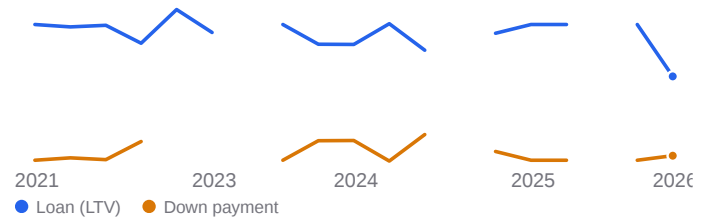
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 0%

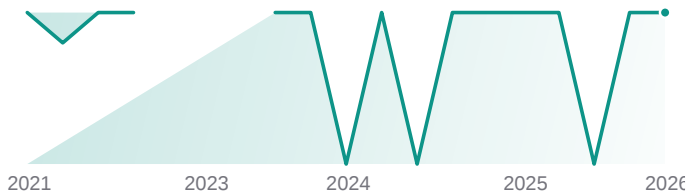


Financing (share of purchase price) Loan (LTV) 61% · Down payment 5.0%



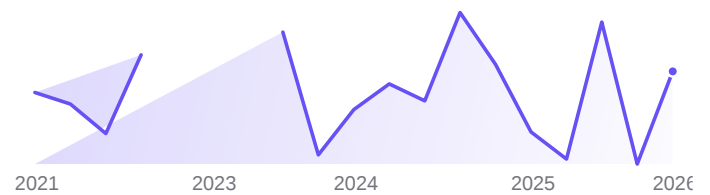
Sellers who sold at a gain

100%



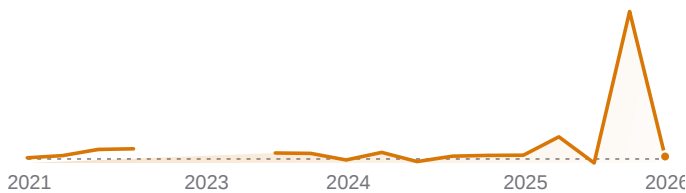
Typical hold before selling

8.1 yrs



Median annualized return at resale

+2.6%



HOUSING STOCK

Homes	1,231
Median value (AVM)	\$109K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1980
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	4.7%
Owner occupied	77%
Company owned	8.1%
Median loan-to-value	47%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	1,595
Density	297 / mi²
Median household income	\$56K
Average household income	\$121K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	15.0%
Unemployment	1.1%
Average temp	68°F
Annual precip	64 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.