

Acadia Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$135K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

490

SALES (12 MO)

\$99K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



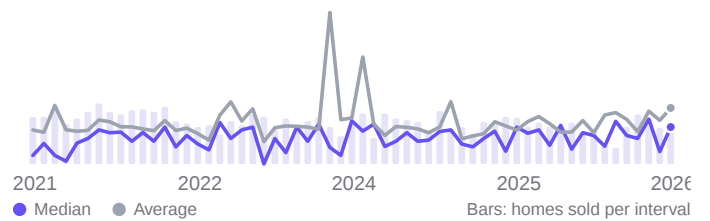
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$145K · Average \$179K

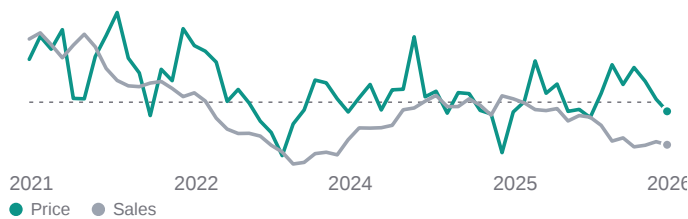


Growth (year over year)

Price -3.2% · Sales -14.9%

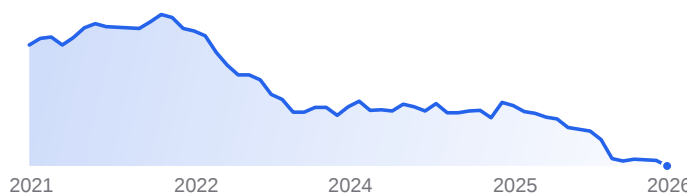
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

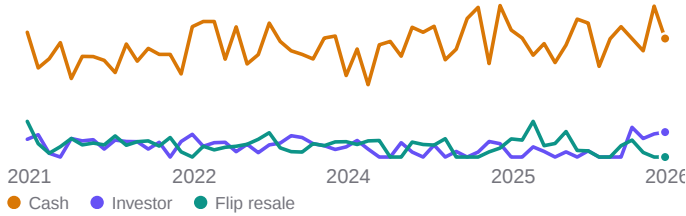
2.1%



BUYERS & OUTCOMES

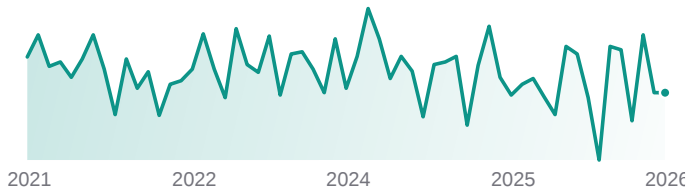
Buyer mix

Cash 48% · Investor 10% · Flip resale 0%



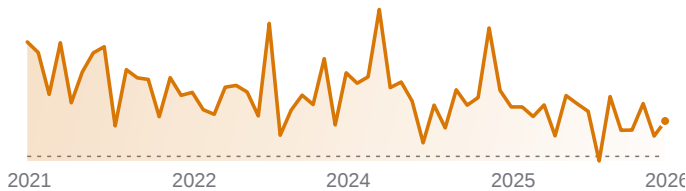
Sellers who sold at a gain

72%

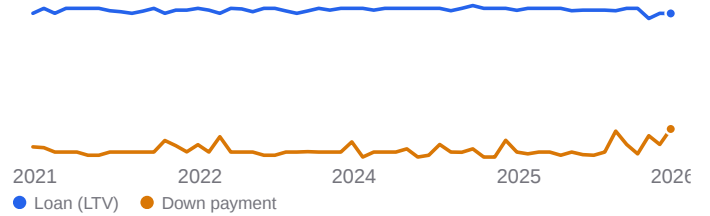


Median annualized return at resale

+2.9%

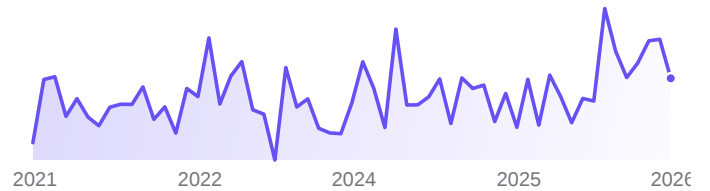


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	23,639
Median value (AVM)	\$99K
Median size	8,450 ft²
Median year built	2004
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	5.5%
Owner occupied	75%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	56,769
Density	87 / mi²
Median household income	\$50K
Average household income	\$71K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	26
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	23.0%
Unemployment	1.1%
Average temp	68°F
Annual precip	61 in
Sunshine	60%

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