

Avoyelles Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$103K

MEDIAN SALE PRICE

-24.2%

1-YR CHANGE

348

SALES (12 MO)

\$87K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



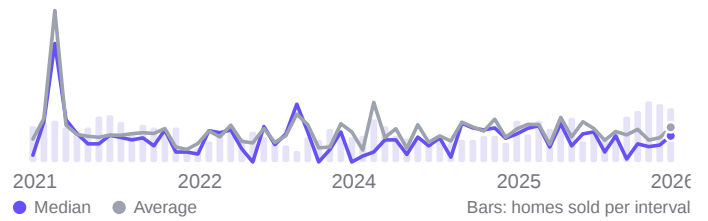
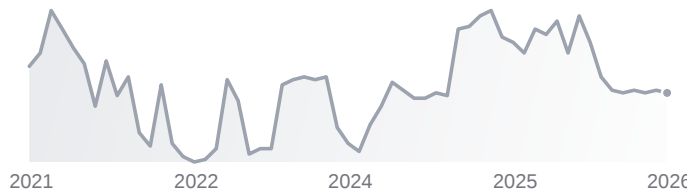
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$120K · Average \$141K

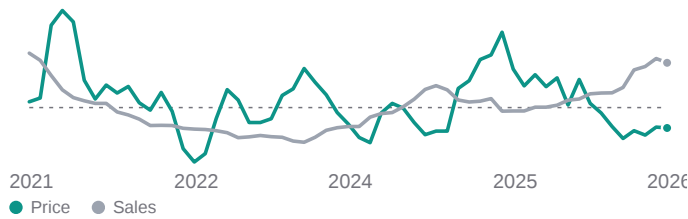


Growth (year over year)

Price -24.2% · Sales +53.3%

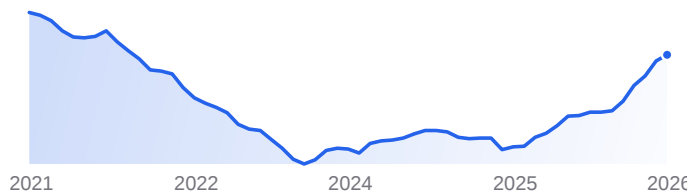
Sale premium vs estimated value

-3.8%



Annual turnover (share of homes sold)

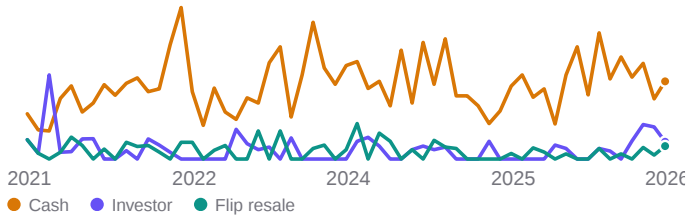
2.3%



BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 10% · Flip resale 7.7%



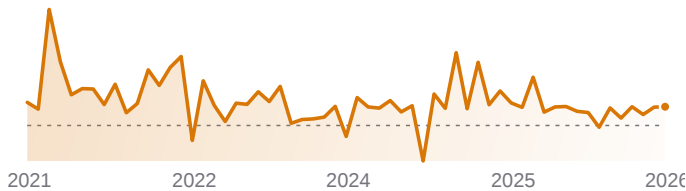
Sellers who sold at a gain

81%

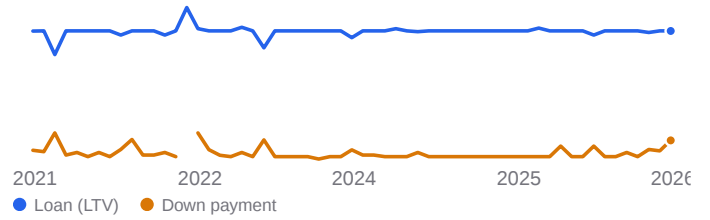


Median annualized return at resale

+3.7%

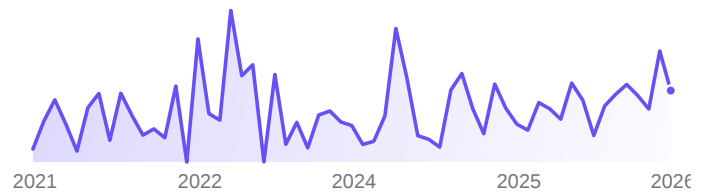


Financing (share of purchase price) Loan (LTV) 98% · Down payment 14%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,338
Median value (AVM)	\$87K
Median size	7,497 ft²
Median year built	1866
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	8.3%
Owner occupied	66%
Company owned	11%
Median loan-to-value	54%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	38,442
Density	46 / mi²
Median household income	\$40K
Average household income	\$61K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	84%
Bachelor's or higher	7%
Poverty rate	28.5%
Unemployment	1.2%
Average temp	67°F
Annual precip	62 in
Sunshine	69%

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.