

Beauregard Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$155K

MEDIAN SALE PRICE

-20.5%

1-YR CHANGE

388

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



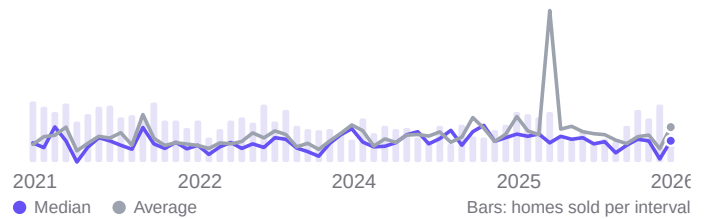
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$175K · Average \$220K

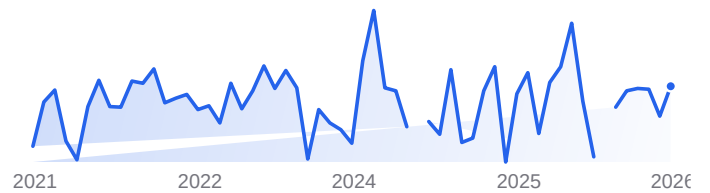
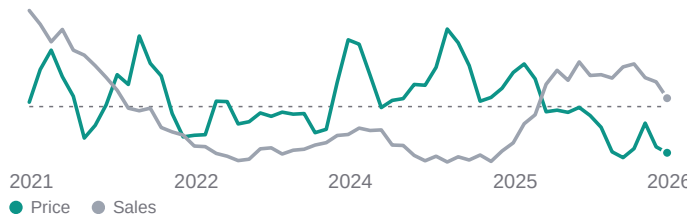


Growth (year over year)

Price -20.5% · Sales +3.7%

Price per square foot

\$121/ft²

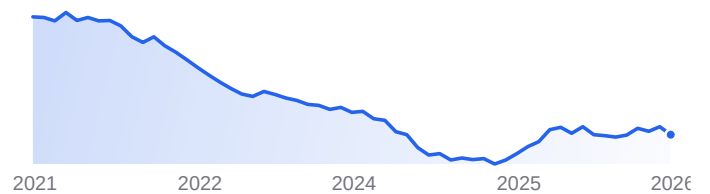


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

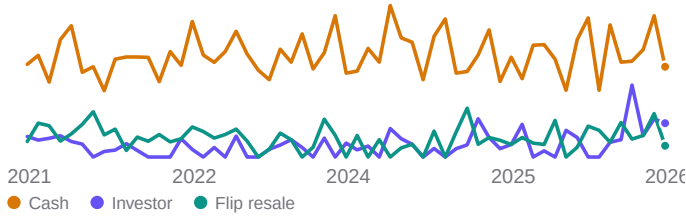
2.8%



BUYERS & OUTCOMES

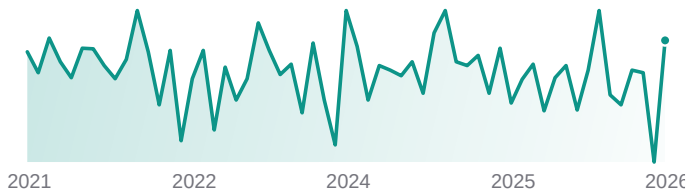
Buyer mix

Cash 31% · Investor 12% · Flip resale 3.8%



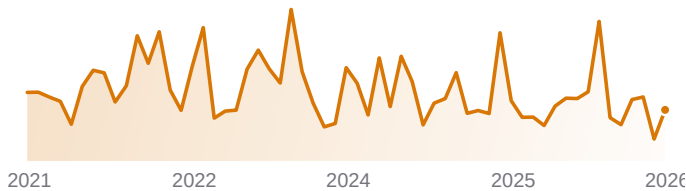
Sellers who sold at a gain

92%

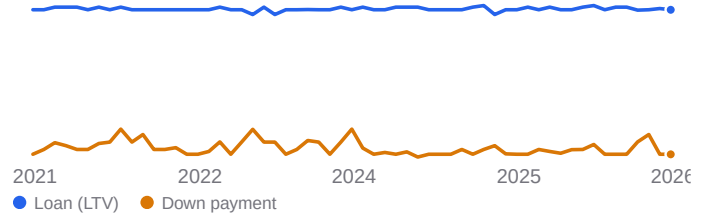


Median annualized return at resale

+3.3%

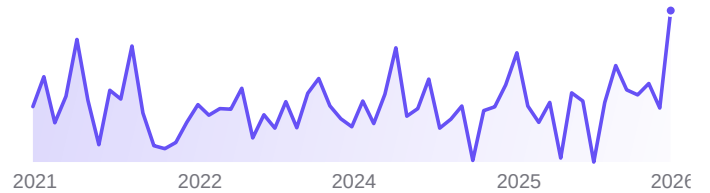


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,909
Median value (AVM)	\$190K
Median size	1,816 ft²
Median year built	1991
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	4.4%
Owner occupied	84%
Company owned	4.3%
Median loan-to-value	62%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	36,885
Density	32 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	12.1%
Unemployment	1.3%
Average temp	67°F
Annual precip	61 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.