

# Caddo Parish, LA

County · LA · Louisiana

BALANCED MARKET

**\$188K**

MEDIAN SALE PRICE

**+6.5%**

1-YR CHANGE

**2,870**

SALES (12 MO)

**\$130K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



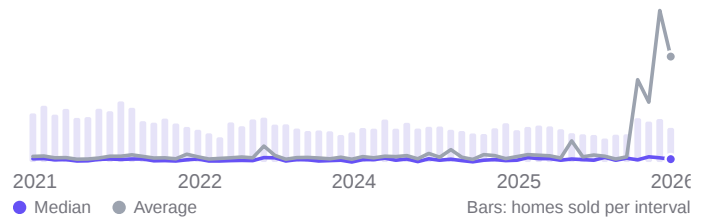
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$173K · Average \$1.5M

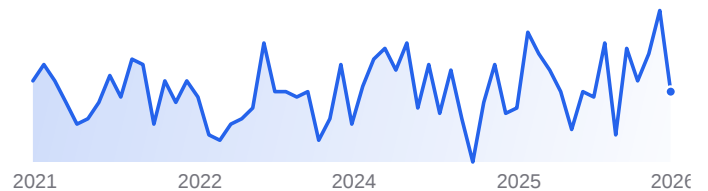
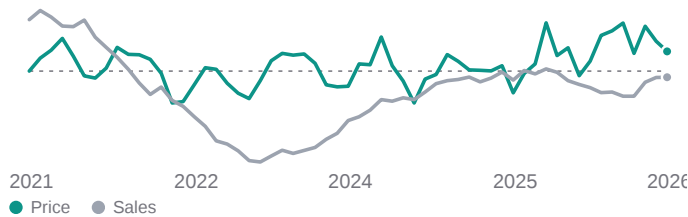


Growth (year over year)

Price +6.5% · Sales -2.0%

Price per square foot

\$103/ft²

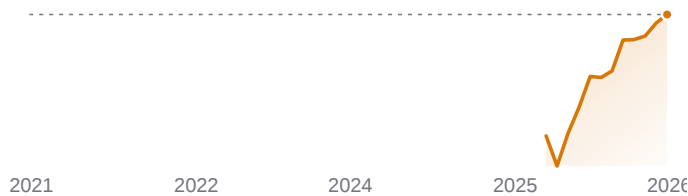


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

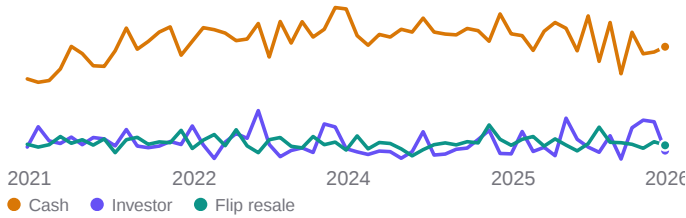
3.1%



## BUYERS & OUTCOMES

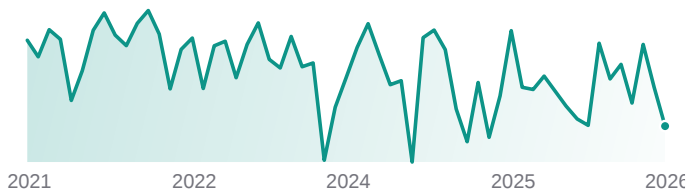
### Buyer mix

Cash 35% · Investor 4.0% · Flip resale 5.6%



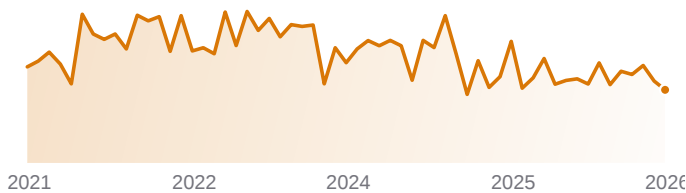
### Sellers who sold at a gain

74%

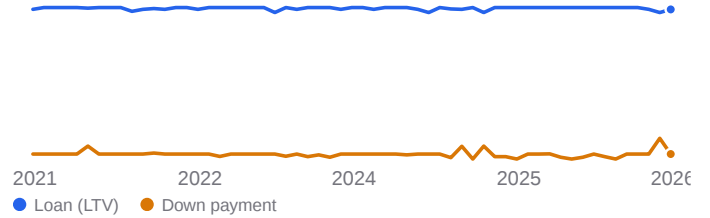


### Median annualized return at resale

+2.4%

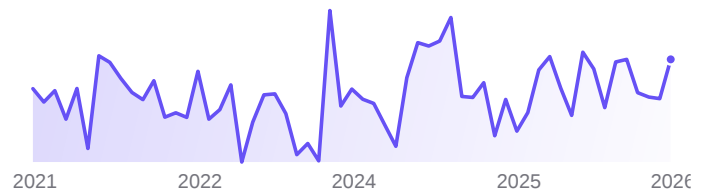


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



### Typical hold before selling

5.6 yrs



### Preforeclosure filings

Filings 33 · Auction stage 33



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 91,927    |
| Median value (AVM) | \$130K    |
| Median size        | 1,479 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2002      |
| Single family      | 84%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 49%     |
| Underwater (LTV 125% or more) | 5.1%    |
| Owner occupied                | 73%     |
| Company owned                 | 14%     |
| Median loan-to-value          | 51%     |
| Typical ownership tenure      | 9.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 225,217   |
| Density                          | 256 / mi² |
| Median household income          | \$53K     |
| Average household income         | \$77K     |
| Crime index (US avg 100)         | 100       |
| Air pollution index (US avg 100) | 117       |
| Earthquake index (US avg 100)    | 33        |
| Homes occupied                   | 88%       |
| Bachelor's or higher             | 16%       |
| Poverty rate                     | 18.9%     |
| Unemployment                     | 1.1%      |
| Average temp                     | 65°F      |
| Annual precip                    | 53 in     |
| Sunshine                         | 63%       |

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.