

# Natchitoches Parish, LA

County · LA · Louisiana

\$178K

MEDIAN SALE PRICE

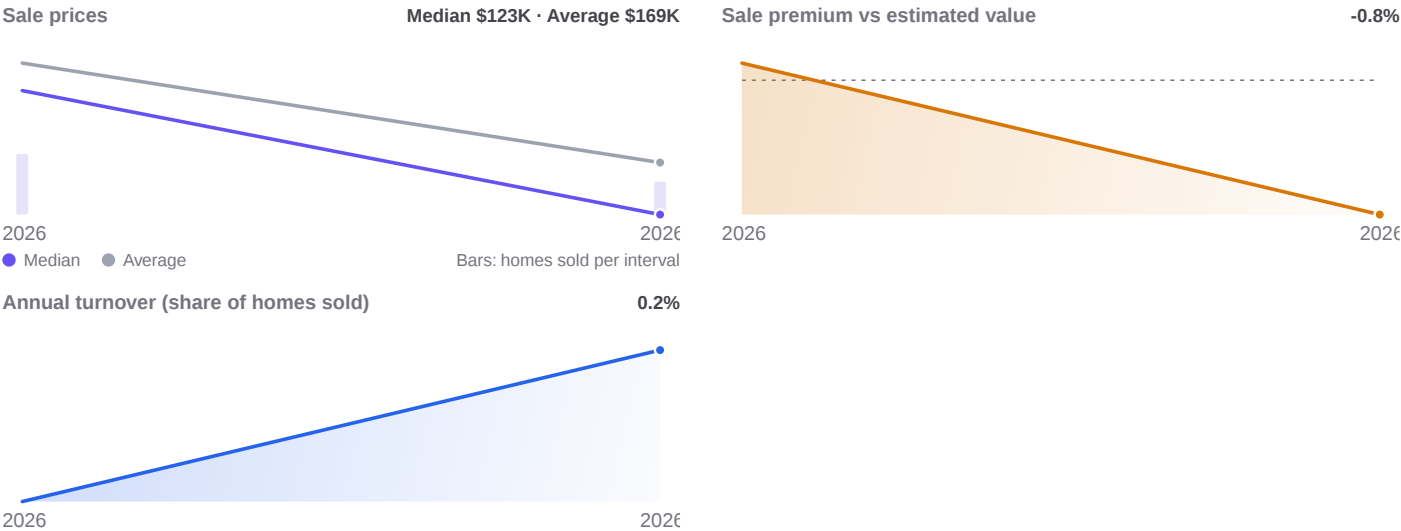
37

SALES (12 MO)

\$138K

MEDIAN VALUE (AVM)

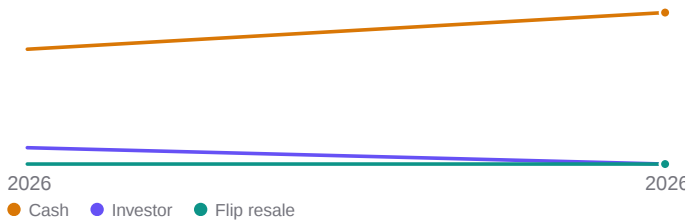
## MARKET TRENDS (5 YEARS)



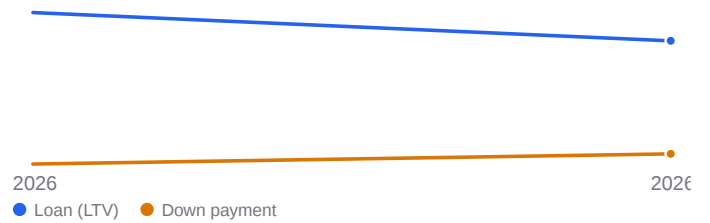
## BUYERS & OUTCOMES

### Buyer mix

Cash 38% · Investor 0% · Flip resale 0%

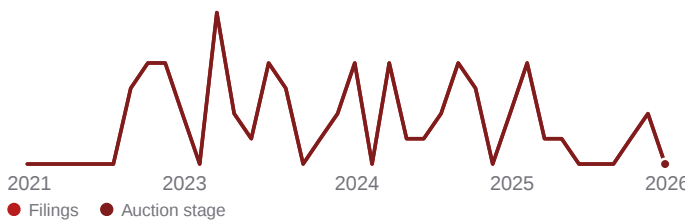


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 15,543 |
| Median value (AVM) | \$138K |
| Single family      | 70%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 75%     |
| Underwater (LTV 125% or more) | 14%     |
| Owner occupied                | 67%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.9 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 36,026               |
| Density                          | 29 / mi <sup>2</sup> |
| Median household income          | \$43K                |
| Average household income         | \$68K                |
| Crime index (US avg 100)         | 118                  |
| Air pollution index (US avg 100) | 99                   |

|                               |              |
|-------------------------------|--------------|
| Earthquake index (US avg 100) | <b>30</b>    |
| Homes occupied                | <b>82%</b>   |
| Bachelor's or higher          | <b>15%</b>   |
| Poverty rate                  | <b>22.0%</b> |
| Unemployment                  | <b>1.4%</b>  |
| Average temp                  | <b>66°F</b>  |
| Annual precip                 | <b>56 in</b> |
| Sunshine                      | <b>63%</b>   |

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