

# Ouachita Parish, LA

County · LA · Louisiana

BUYER'S MARKET

**\$202K**

MEDIAN SALE PRICE

**+1.3%**

1-YR CHANGE

**1,219**

SALES (12 MO)

**\$171K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



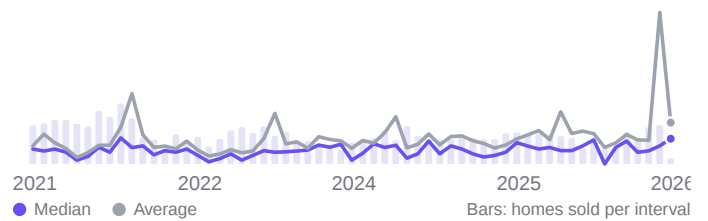
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$223K · Average \$273K

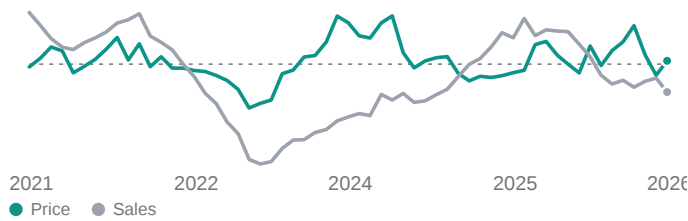


Growth (year over year)

Price +1.3% · Sales -10.6%

Price per square foot

\$124/ft²

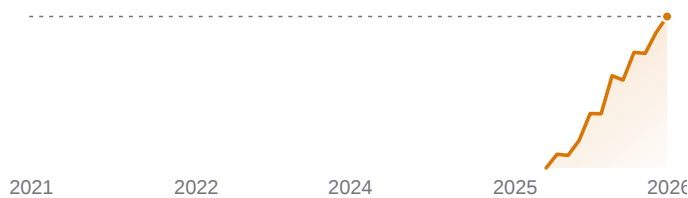


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

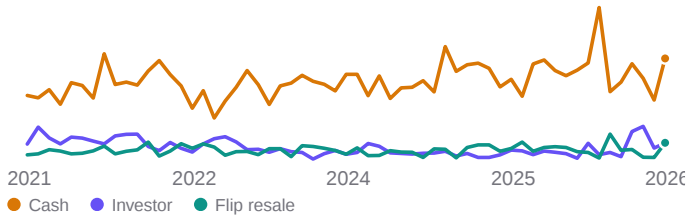
2.2%



## BUYERS & OUTCOMES

### Buyer mix

Cash 48% · Investor 8.7% · Flip resale 8.7%



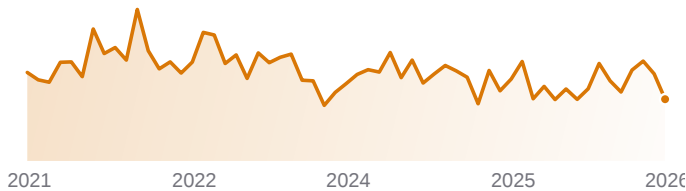
### Sellers who sold at a gain

93%

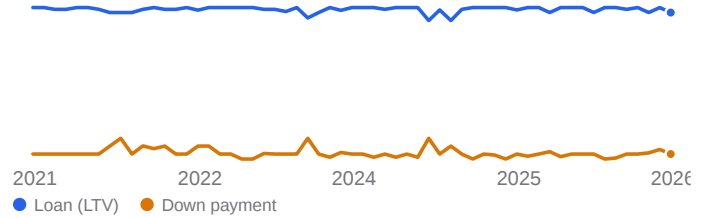


### Median annualized return at resale

+2.4%

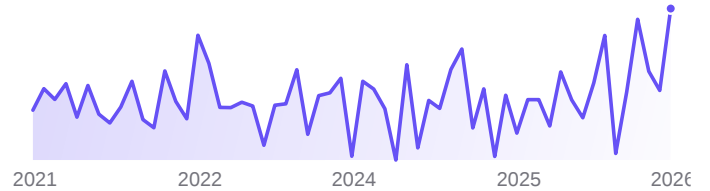


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



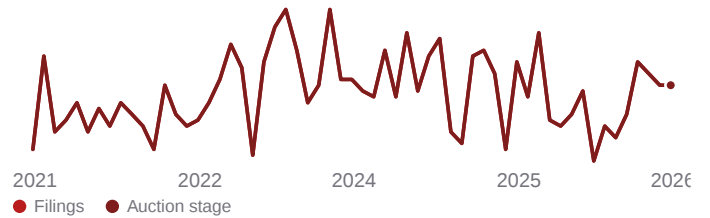
### Typical hold before selling

9.3 yrs



### Preforeclosure filings

Filings 14 · Auction stage 14



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 56,449    |
| Median value (AVM) | \$171K    |
| Median size        | 1,568 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 80%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 45%     |
| Underwater (LTV 125% or more) | 4.6%    |
| Owner occupied                | 68%     |
| Company owned                 | 21%     |
| Median loan-to-value          | 57%     |
| Typical ownership tenure      | 9.6 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 158,362   |
| Density                          | 260 / mi² |
| Median household income          | \$54K     |
| Average household income         | \$77K     |
| Crime index (US avg 100)         | 102       |
| Air pollution index (US avg 100) | 115       |
| Earthquake index (US avg 100)    | 36        |
| Homes occupied                   | 90%       |
| Bachelor's or higher             | 16%       |
| Poverty rate                     | 20.6%     |
| Unemployment                     | 1.3%      |
| Average temp                     | 65°F      |
| Annual precip                    | 57 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.