

Rapides Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$171K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

1,292

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



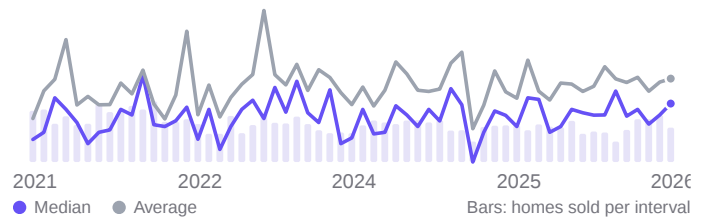
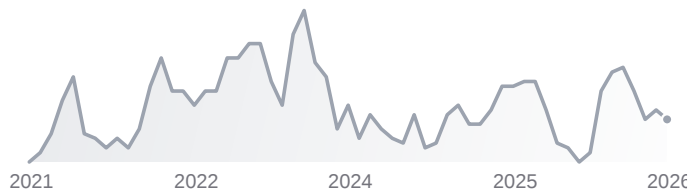
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$180K · Average \$202K

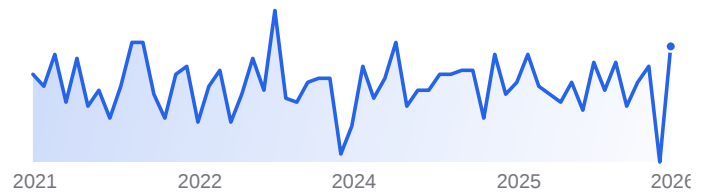
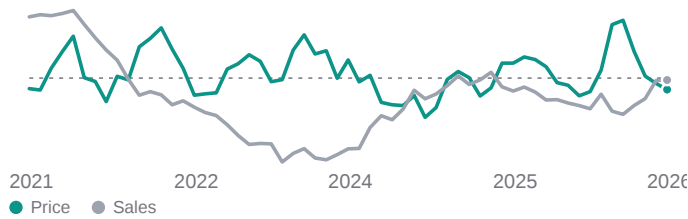


Growth (year over year)

Price -3.2% · Sales -0.5%

Price per square foot

\$118/ft²

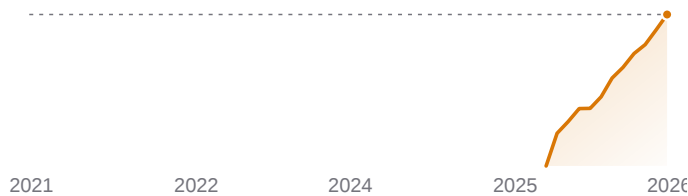


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

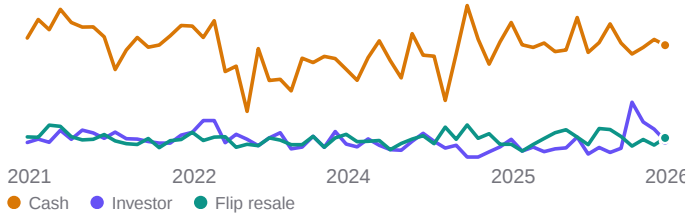
2.7%



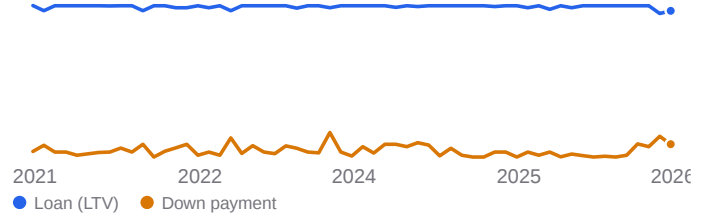
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 5.7% · Flip resale 6.6%

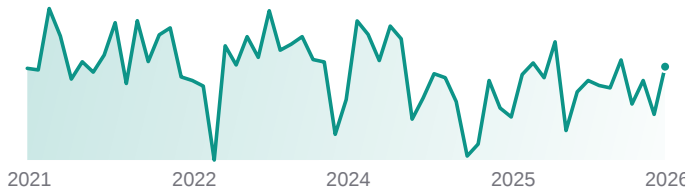


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



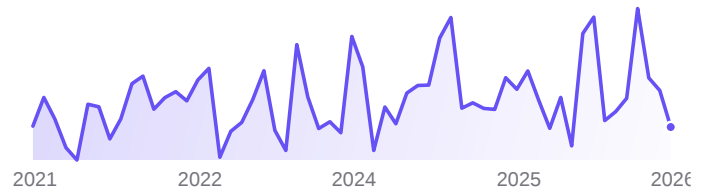
Sellers who sold at a gain

86%



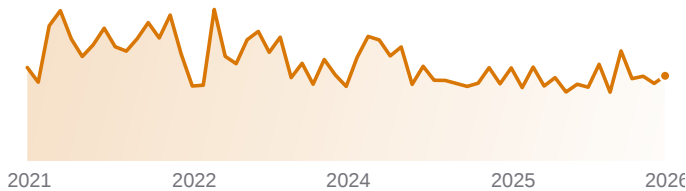
Typical hold before selling

4.9 yrs



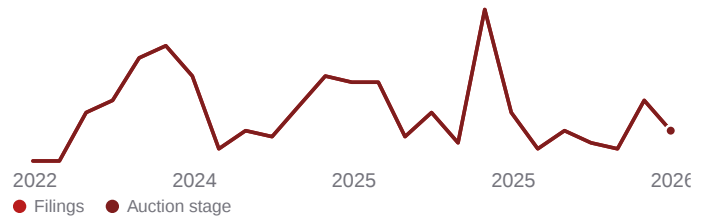
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	47,688
Median value (AVM)	\$147K
Median size	1,693 ft²
Median bedrooms	3
Median year built	1974
Single family	85%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	4.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	55%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	126,084
Density	96 / mi²
Median household income	\$60K
Average household income	\$83K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	30
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	16.9%
Unemployment	1.2%
Average temp	66°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.