

Red River Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$149K

MEDIAN SALE PRICE

+16.6%

1-YR CHANGE

29

SALES (12 MO)

\$82K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



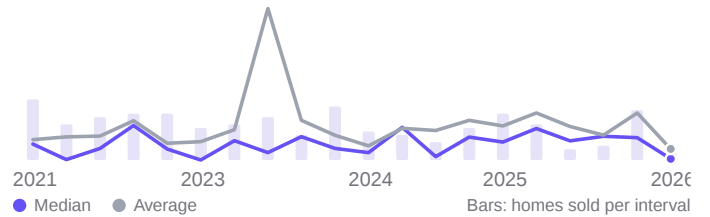
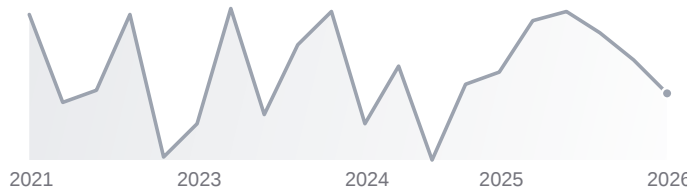
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$51K · Average \$82K

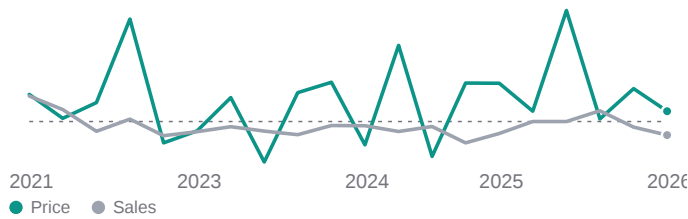


Growth (year over year)

Price +16.6% · Sales -21.6%

Price per square foot

\$17/ft²

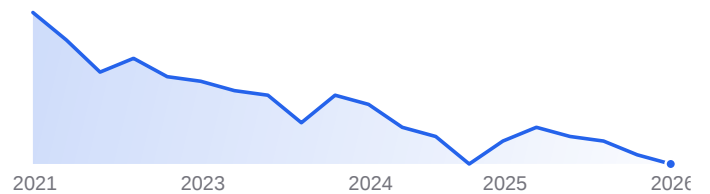


Sale premium vs estimated value

-78.6%

Annual turnover (share of homes sold)

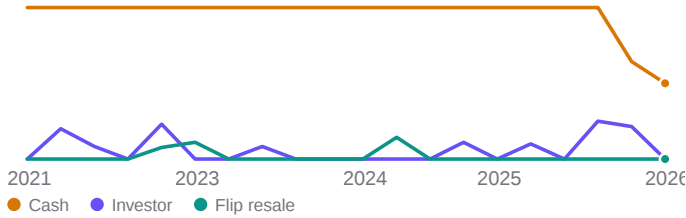
0.9%



BUYERS & OUTCOMES

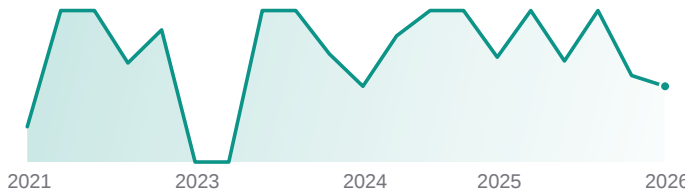
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



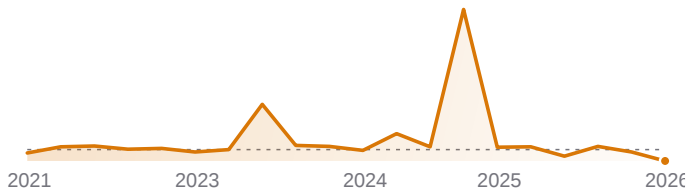
Sellers who sold at a gain

50%

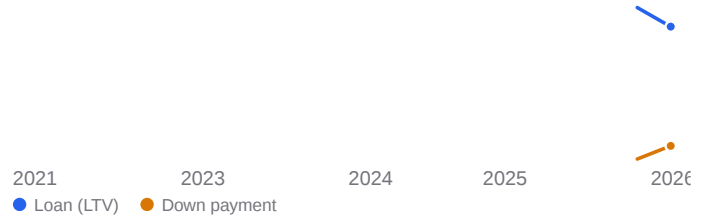


Median annualized return at resale

-32.9%

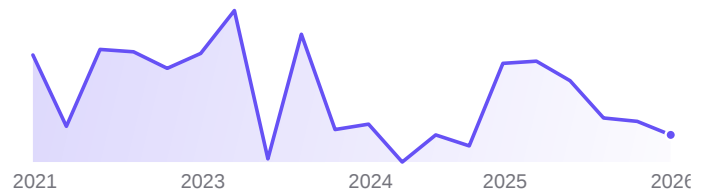


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



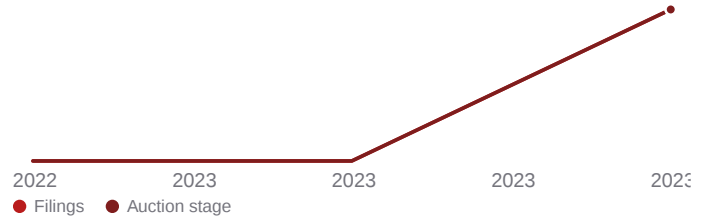
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,272
Median value (AVM)	\$82K
Median size	1,280 ft²
Median year built	1999
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	4.7%
Owner occupied	81%
Company owned	8.9%
Median loan-to-value	0%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	7,241
Density	19 / mi²
Median household income	\$47K
Average household income	\$63K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	33
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	28.2%
Unemployment	1.2%
Average temp	65°F
Annual precip	55 in
Sunshine	63%

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