

Bastrop

City · LA · Louisiana > Morehouse Parish

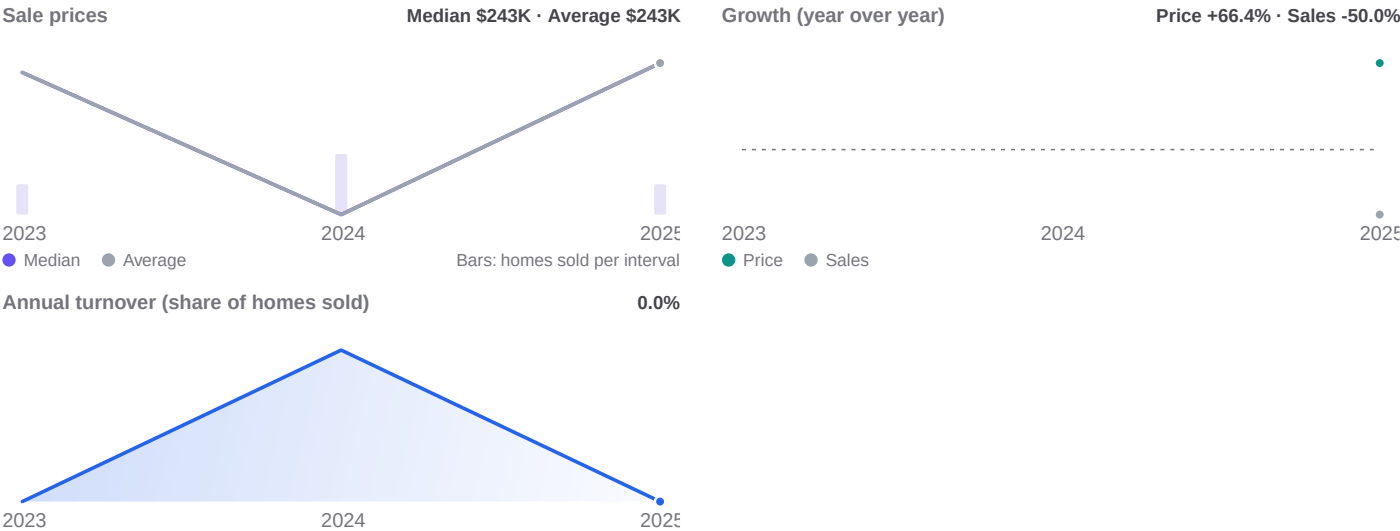
\$243K
MEDIAN SALE PRICE

+66.4%
1-YR CHANGE

1
SALES (12 MO)

\$99K
MEDIAN VALUE (AVM)

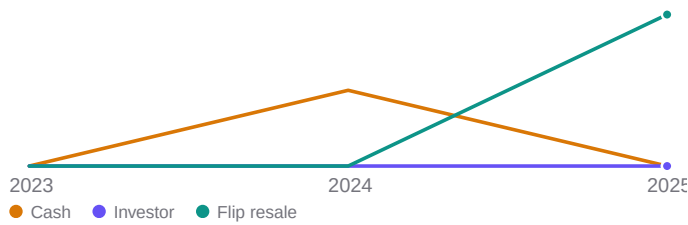
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 100%



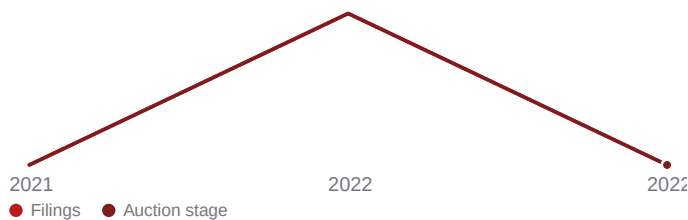
Sellers who sold at a gain

100%

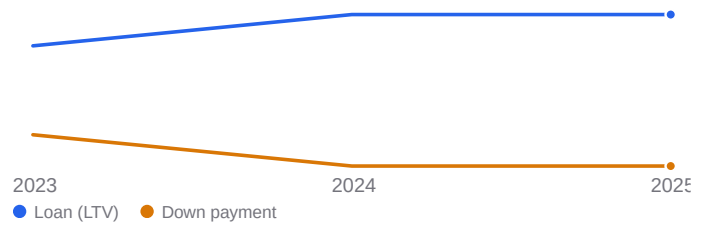


Preforeclosure filings

Filings 1 · Auction stage 1

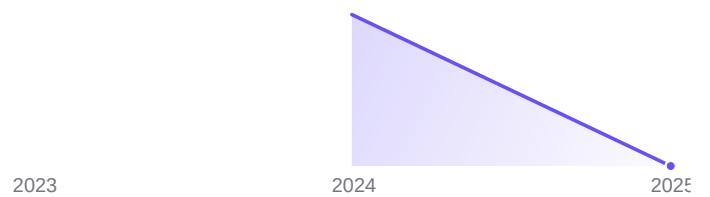


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

1.0 yrs



HOUSING STOCK

Homes	8,807
Median value (AVM)	\$99K
Median size	1,856 ft²
Median bedrooms	3
Median year built	1971
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.9%
Owner occupied	68%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	9,045
Density	1,057 / mi²
Median household income	\$32K
Average household income	\$47K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	40
Homes occupied	87%
Bachelor's or higher	5%
Poverty rate	34.7%
Unemployment	1.6%
Average temp	65°F
Annual precip	57 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.