

# Belle Rose 70341

ZIP code · LA · Louisiana > Assumption Parish > Belle Rose

SELLER'S MARKET

**\$110K**

MEDIAN SALE PRICE

**15**

SALES (12 MO)

**\$108K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

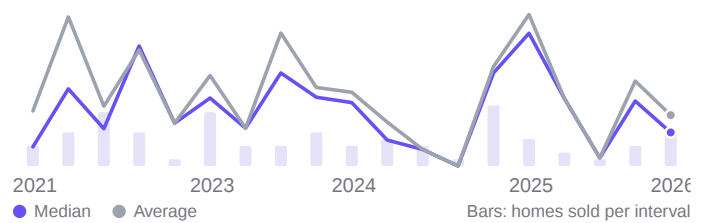
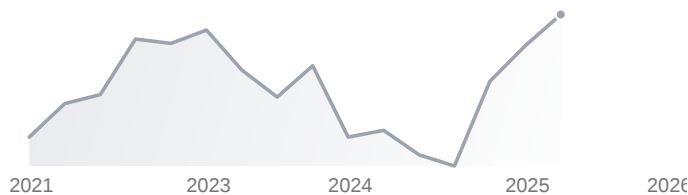
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$78K · Average \$100K

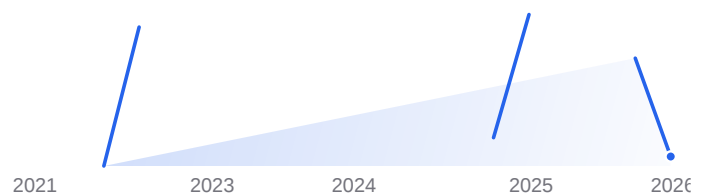
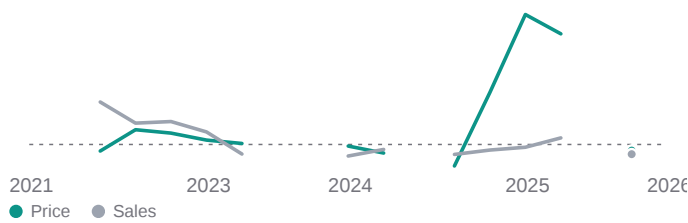


Growth (year over year)

Price -14.7% · Sales -23.1%

Price per square foot

\$28/ft²

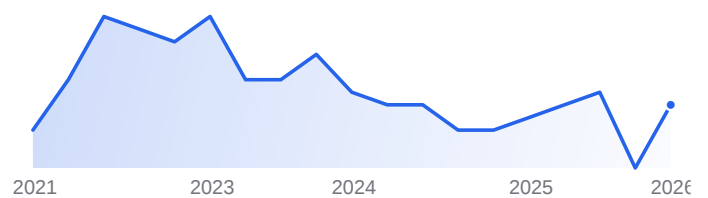
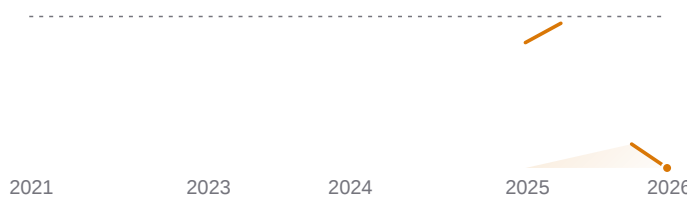


Sale premium vs estimated value

-27.3%

Annual turnover (share of homes sold)

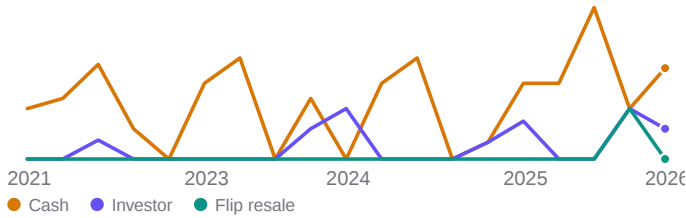
1.2%



## BUYERS & OUTCOMES

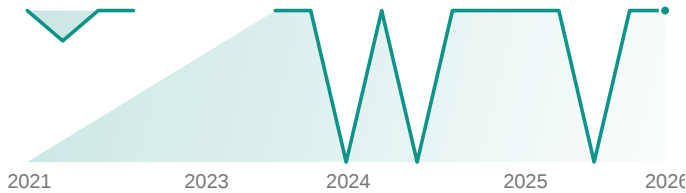
### Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



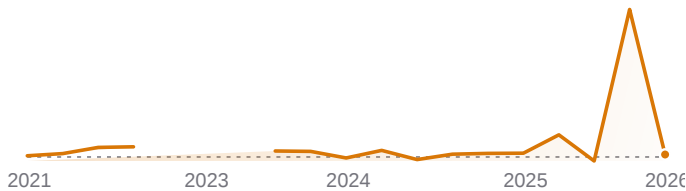
### Sellers who sold at a gain

100%

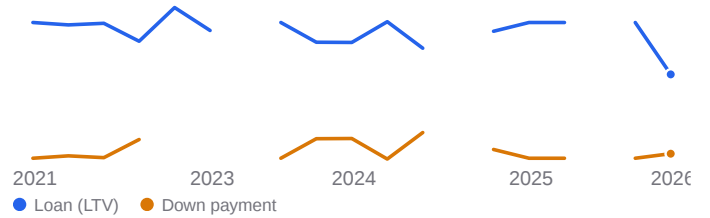


### Median annualized return at resale

+2.6%

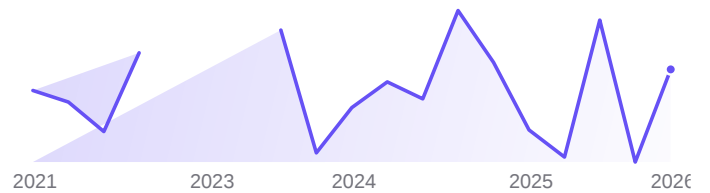


### Financing (share of purchase price) Loan (LTV) 61% · Down payment 5.0%



### Typical hold before selling

8.1 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,231     |
| Median value (AVM) | \$108K    |
| Median size        | 1,800 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 72%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 52%      |
| Underwater (LTV 125% or more) | 4.7%     |
| Owner occupied                | 77%      |
| Company owned                 | 8.1%     |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 11.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,410    |
| Density                          | 53 / mi² |
| Median household income          | \$56K    |
| Average household income         | \$95K    |
| Crime index (US avg 100)         | 107      |
| Air pollution index (US avg 100) | 103      |
| Earthquake index (US avg 100)    | 28       |
| Homes occupied                   | 88%      |
| Bachelor's or higher             | 14%      |
| Poverty rate                     | 12.6%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 68°F     |
| Annual precip                    | 64 in    |
| Sunshine                         | 60%      |

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.