

Labadieville 70372

ZIP code · LA · Louisiana > Assumption Parish > Labadieville

BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-20.7%

1-YR CHANGE

21

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



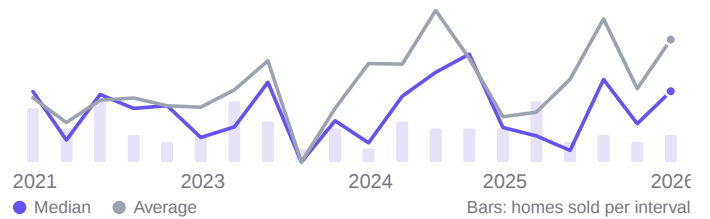
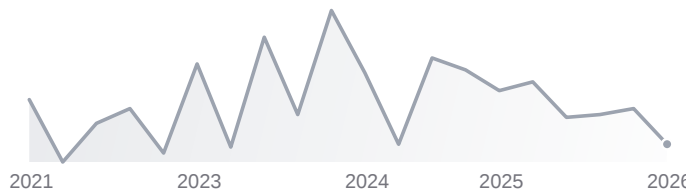
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$120K · Average \$173K

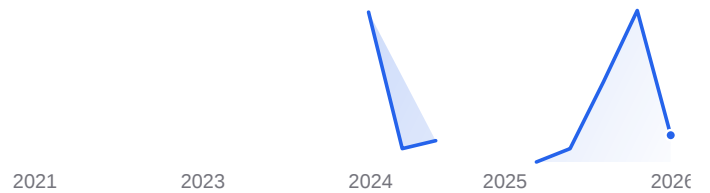
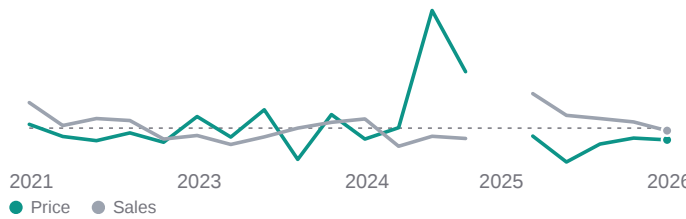


Growth (year over year)

Price -20.7% · Sales -4.5%

Price per square foot

\$74/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

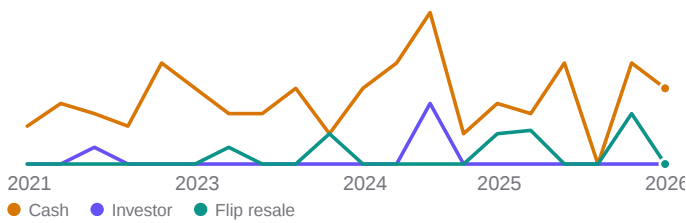
2.4%



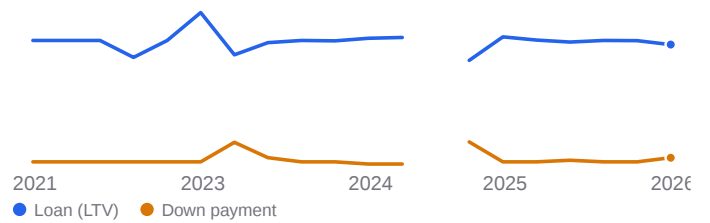
BUYERS & OUTCOMES

Buyer mix

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

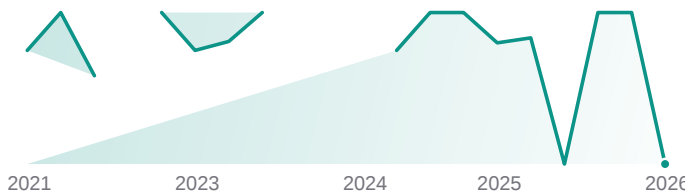


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



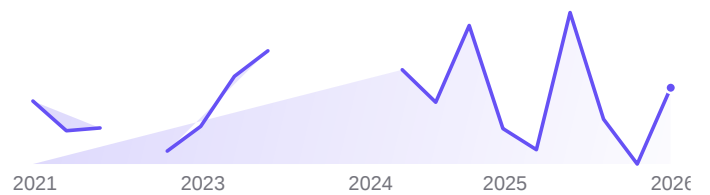
Sellers who sold at a gain

0%



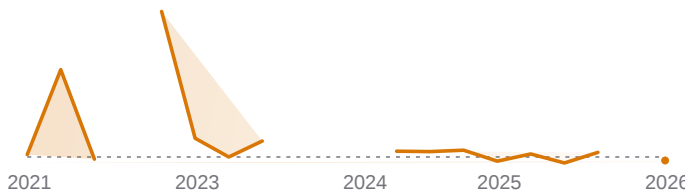
Typical hold before selling

8.0 yrs



Median annualized return at resale

-3.2%



HOUSING STOCK

Homes	880
Median value (AVM)	\$112K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1976
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	4.8%
Owner occupied	87%
Company owned	5.2%
Median loan-to-value	62%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,058
Density	54 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	29
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	20.0%
Unemployment	1.2%
Average temp	68°F
Annual precip	66 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.