

Napoleonville 70390

ZIP code · LA · Louisiana > Assumption Parish > Napoleonville

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-32.4%

1-YR CHANGE

47

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



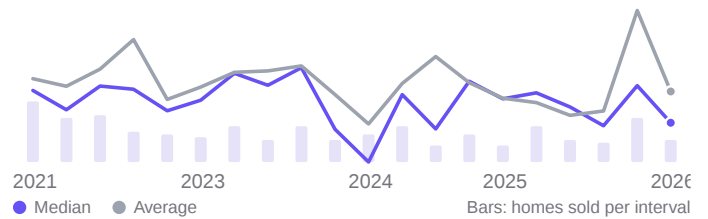
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$100K · Average \$152K

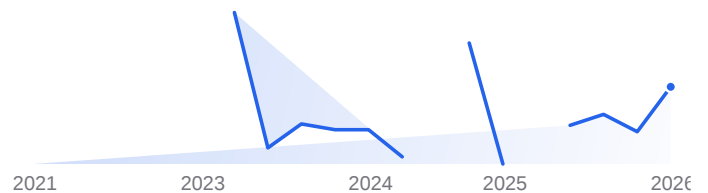
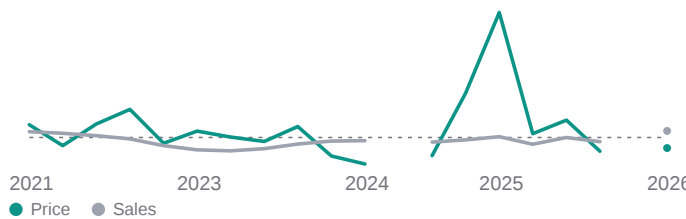


Growth (year over year)

Price -32.4% · Sales +20.5%

Price per square foot

\$122/ft²

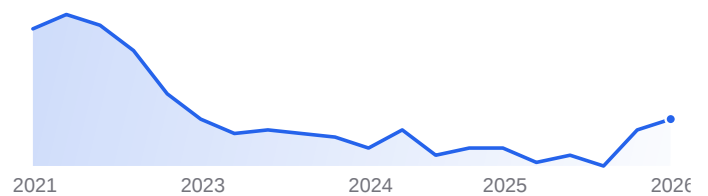


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

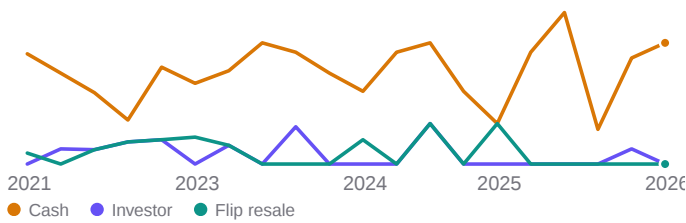
1.8%



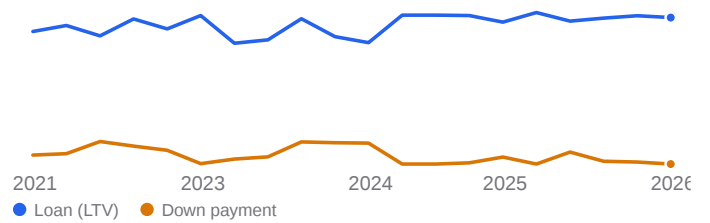
BUYERS & OUTCOMES

Buyer mix

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

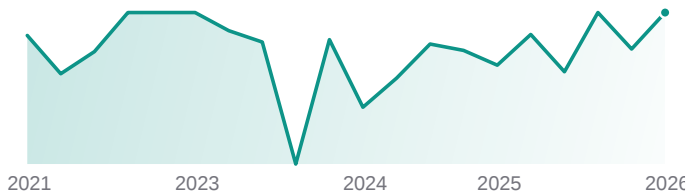


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



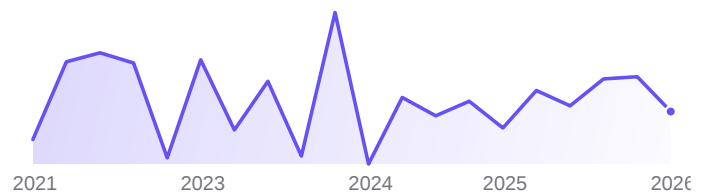
Sellers who sold at a gain

100%



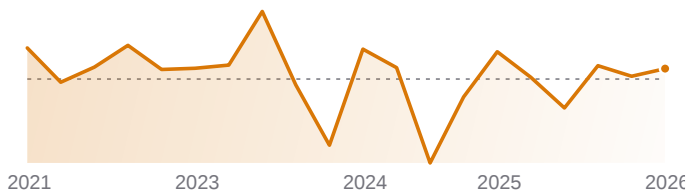
Typical hold before selling

4.6 yrs



Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,604
Median value (AVM)	\$122K
Median size	1,550 ft²
Median bedrooms	3
Median year built	1972
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	8.5%
Owner occupied	80%
Company owned	7.0%
Median loan-to-value	60%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	8,748
Density	42 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	9%
Poverty rate	17.5%
Unemployment	1.0%
Average temp	68°F
Annual precip	65 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.