

Bogalusa 70427

ZIP code · LA · Louisiana > Washington Parish > Bogalusa

BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-14.9%

1-YR CHANGE

198

SALES (12 MO)

\$68K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



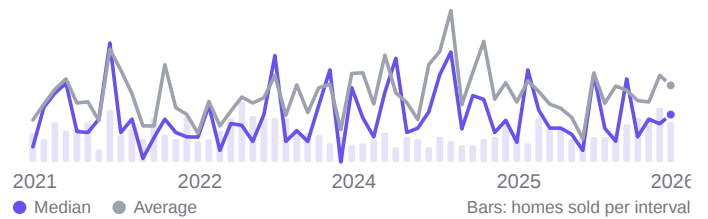
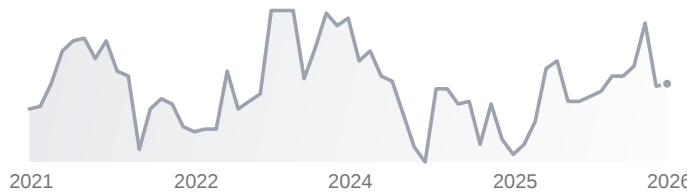
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$80K · Average \$113K

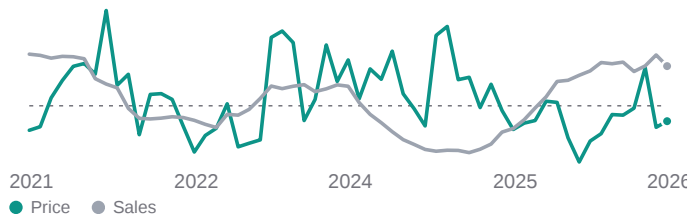


Growth (year over year)

Price -14.9% · Sales +38.5%

Price per square foot

\$12/ft²

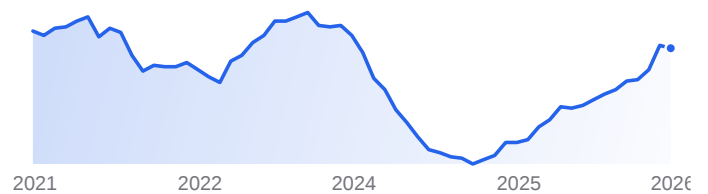
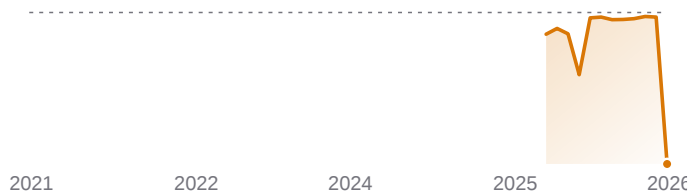


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

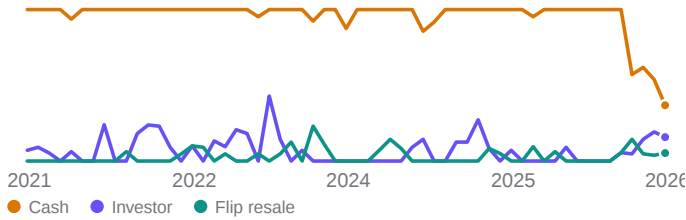
2.4%



BUYERS & OUTCOMES

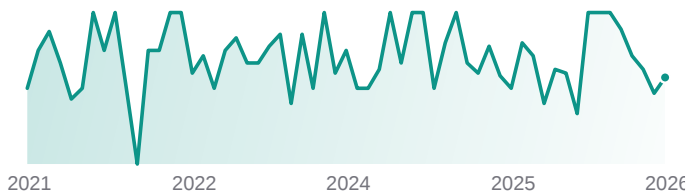
Buyer mix

Cash 37% · Investor 16% · Flip resale 5.3%



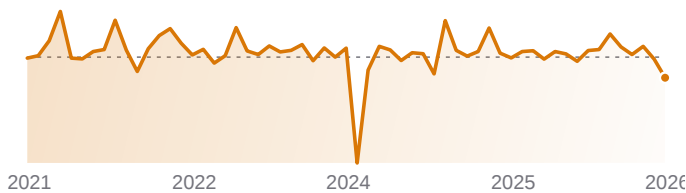
Sellers who sold at a gain

57%



Median annualized return at resale

-11.9%

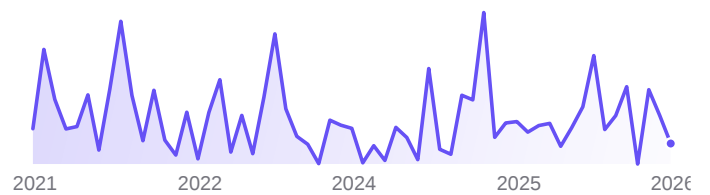


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,268
Median value (AVM)	\$68K
Median size	1,590 ft²
Median year built	1990
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.9%
Owner occupied	62%
Company owned	9.6%
Median loan-to-value	0%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	18,234
Density	113 / mi²
Median household income	\$46K
Average household income	\$61K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	78%
Bachelor's or higher	10%
Poverty rate	23.3%
Unemployment	1.1%
Average temp	67°F
Annual precip	65 in
Sunshine	60%

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