

Franklinton 70438

ZIP code · LA · Louisiana > Washington Parish > Franklinton

BUYER'S MARKET

\$134K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

168

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



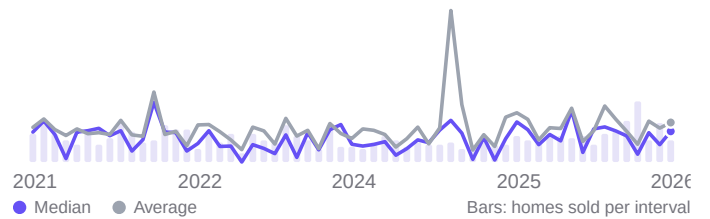
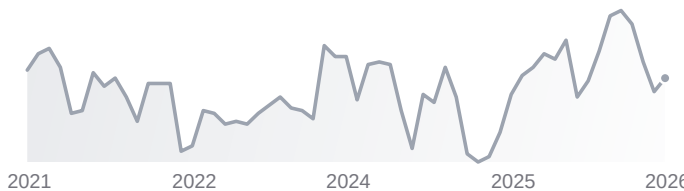
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$153K · Average \$188K

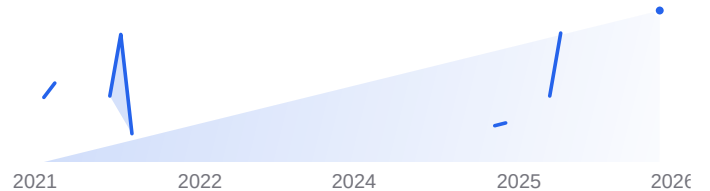
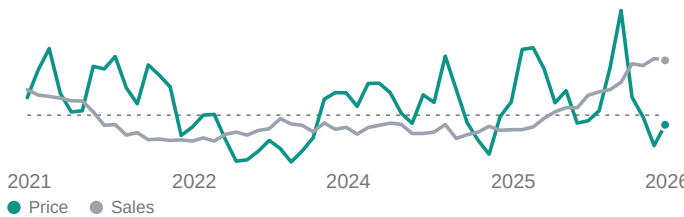


Growth (year over year)

Price -10.9% · Sales +61.5%

Price per square foot

\$228/ft²

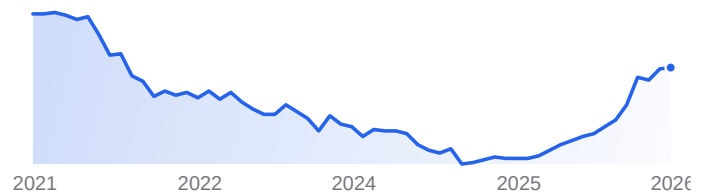
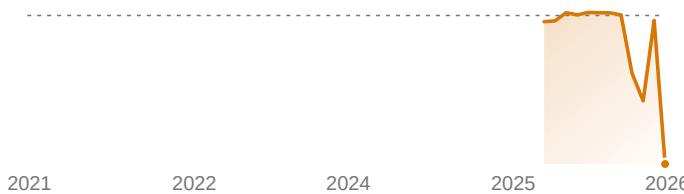


Sale premium vs estimated value

-13.8%

Annual turnover (share of homes sold)

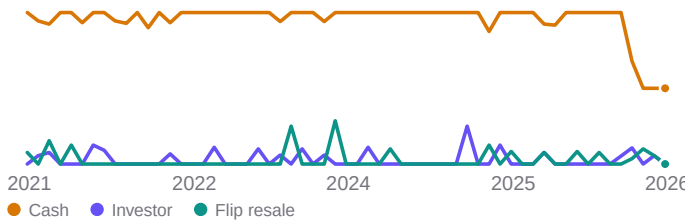
2.2%



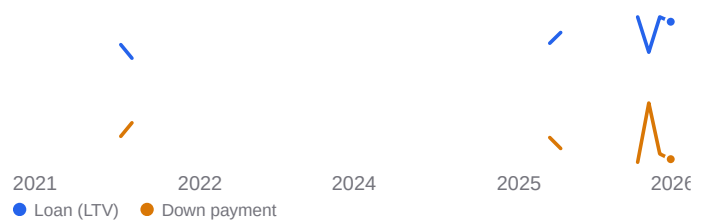
BUYERS & OUTCOMES

Buyer mix

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

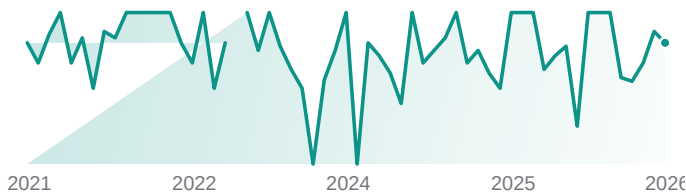


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



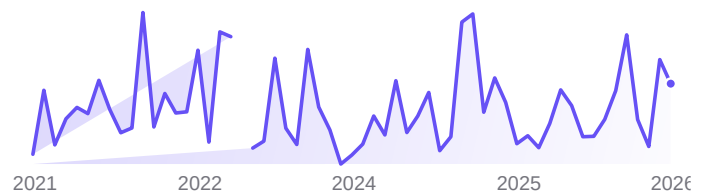
Sellers who sold at a gain

80%



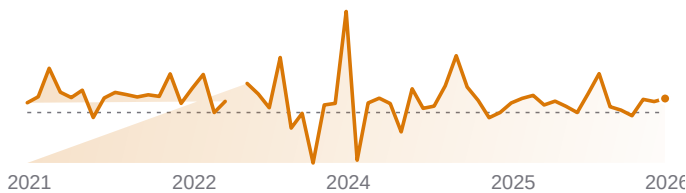
Typical hold before selling

7.9 yrs



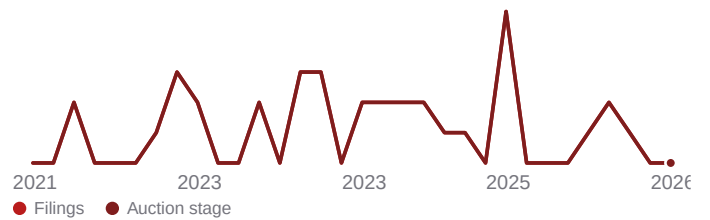
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,608
Median value (AVM)	\$117K
Median size	2,091 ft²
Median year built	2001
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	5.5%
Owner occupied	73%
Company owned	6.2%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	19,896
Density	58 / mi²
Median household income	\$49K
Average household income	\$71K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	35
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	17.9%
Unemployment	1.4%
Average temp	66°F
Annual precip	66 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.