

Roseland 70456

ZIP code · LA · Louisiana > Tangipahoa Parish > Roseland

SELLER'S MARKET

\$50K

MEDIAN SALE PRICE

+26.8%

1-YR CHANGE

11

SALES (12 MO)

\$94K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

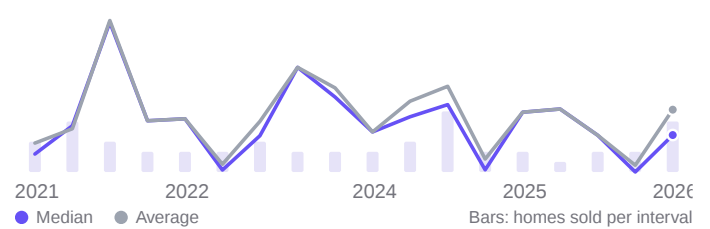
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$85K · Average \$134K

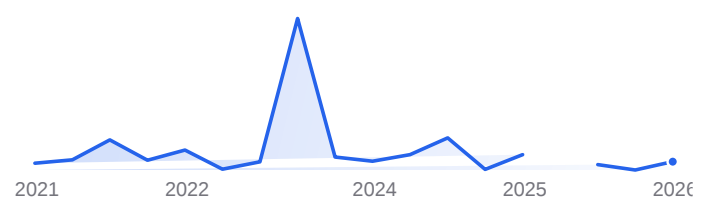
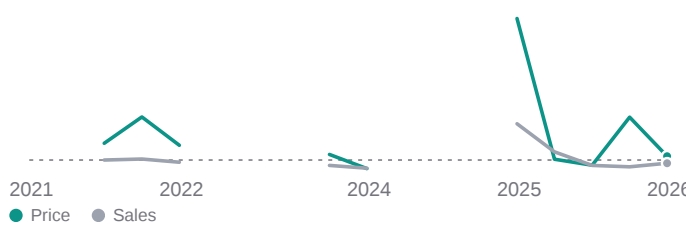


Growth (year over year)

Price +26.8% · Sales -21.4%

Price per square foot

\$38/ft²

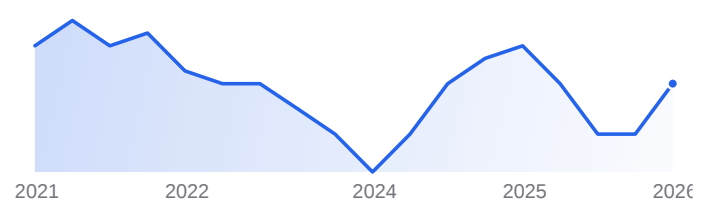


Sale premium vs estimated value

-49.3%

Annual turnover (share of homes sold)

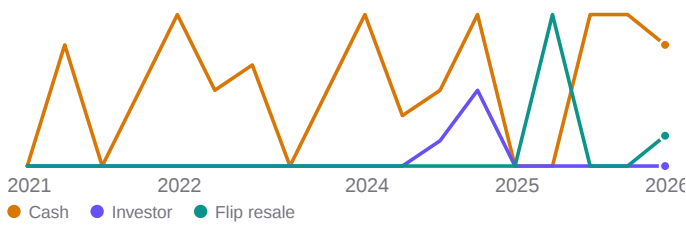
1.6%



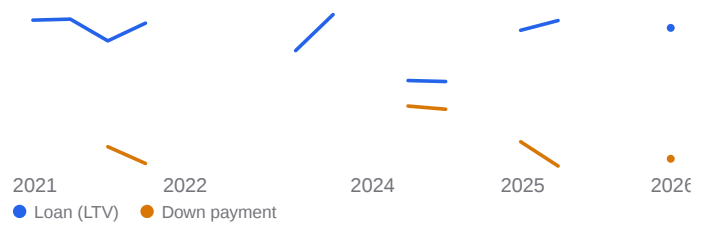
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 20%

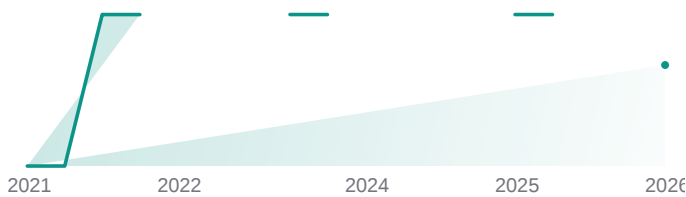


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



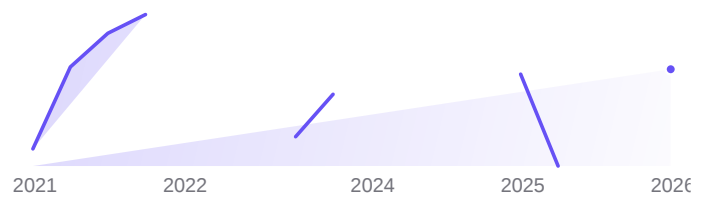
Sellers who sold at a gain

67%



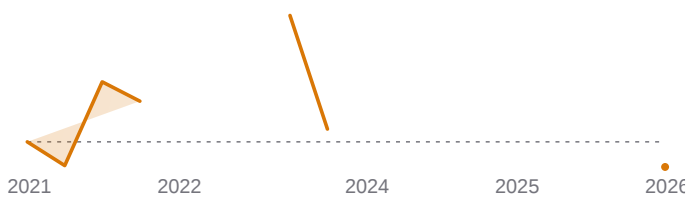
Typical hold before selling

5.2 yrs



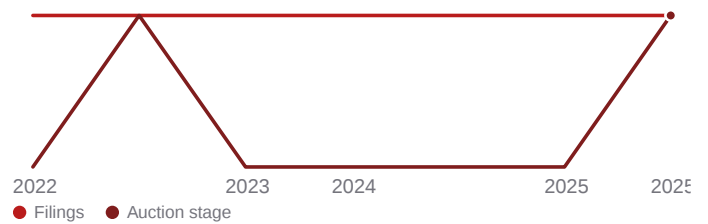
Median annualized return at resale

-7.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	679
Median value (AVM)	\$94K
Median size	1,800 ft²
Median year built	1978
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	11%
Owner occupied	91%
Company owned	6.6%
Median loan-to-value	57%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	3,864
Density	106 / mi²
Median household income	\$45K
Average household income	\$67K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	21.8%
Unemployment	1.0%
Average temp	66°F
Annual precip	67 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.