

Tickfaw 70466

ZIP code · LA · Louisiana > Tangipahoa Parish > Tickfaw

BALANCED MARKET

\$165K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

54

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



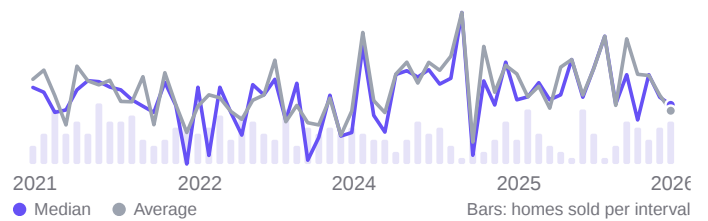
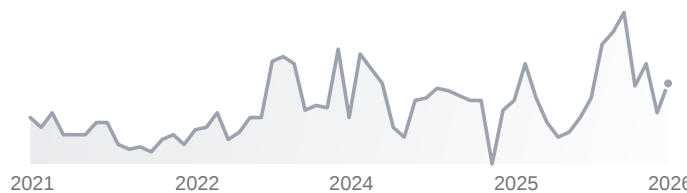
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$140K · Average \$128K

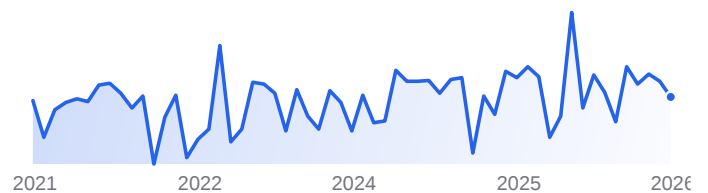
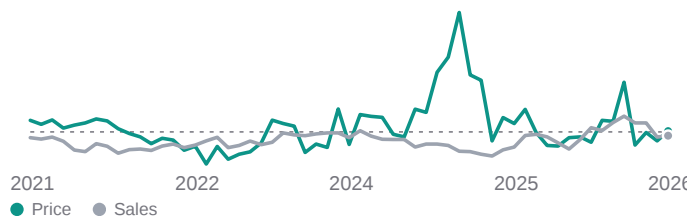


Growth (year over year)

Price +1.0% · Sales -5.3%

Price per square foot

\$91/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

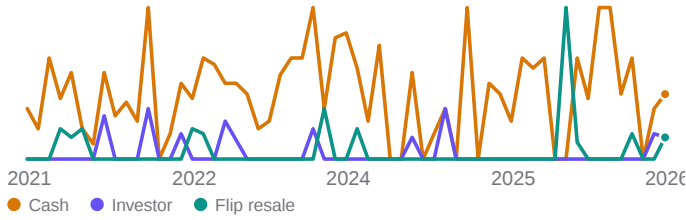
2.0%



BUYERS & OUTCOMES

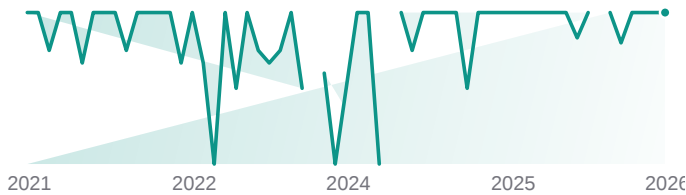
Buyer mix

Cash 43% · Investor 14% · Flip resale 14%



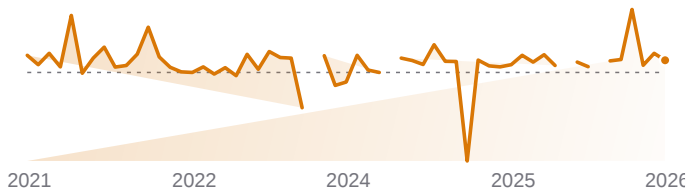
Sellers who sold at a gain

100%

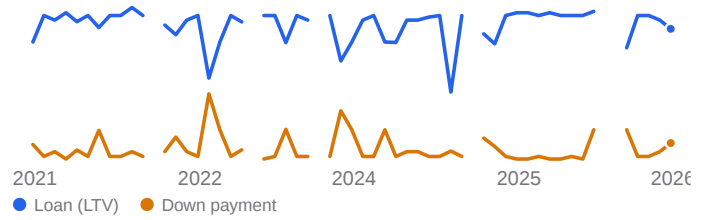


Median annualized return at resale

+5.0%

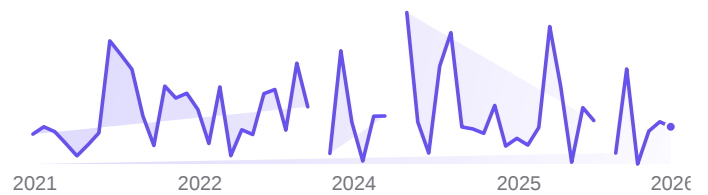


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,711
Median value (AVM)	\$153K
Median size	1,947 ft²
Median year built	1995
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	5.8%
Owner occupied	85%
Company owned	7.5%
Median loan-to-value	63%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	10,427
Density	312 / mi²
Median household income	\$60K
Average household income	\$82K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	19.0%
Unemployment	1.5%
Average temp	67°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.