

Branch 70516

ZIP code · LA · Louisiana > Acadia Parish > Branch

BUYER'S MARKET

\$36K

MEDIAN SALE PRICE

-64.6%

1-YR CHANGE

10

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



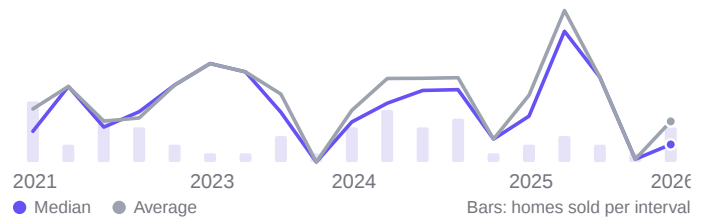
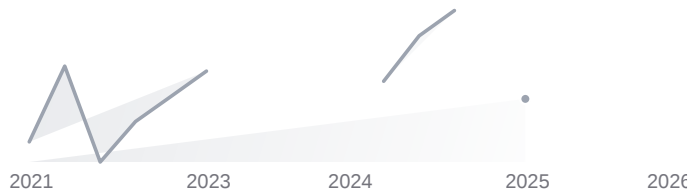
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$50K · Average \$93K

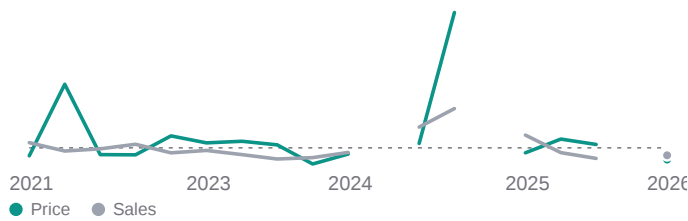


Growth (year over year)

Price -64.6% · Sales -41.2%

Sale premium vs estimated value

-83.4%



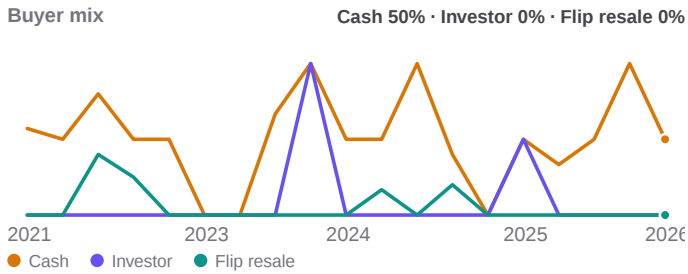
Annual turnover (share of homes sold)

1.8%

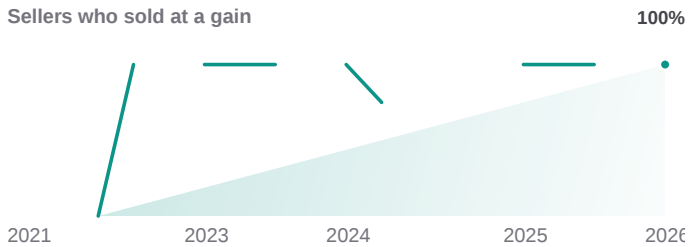


BUYERS & OUTCOMES

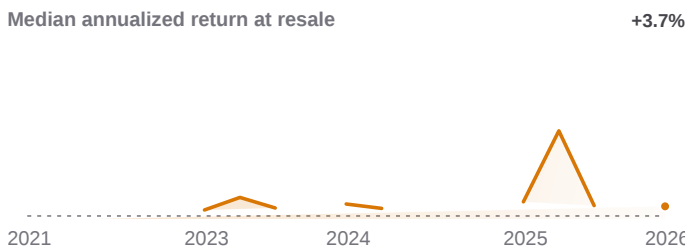
Buyer mix



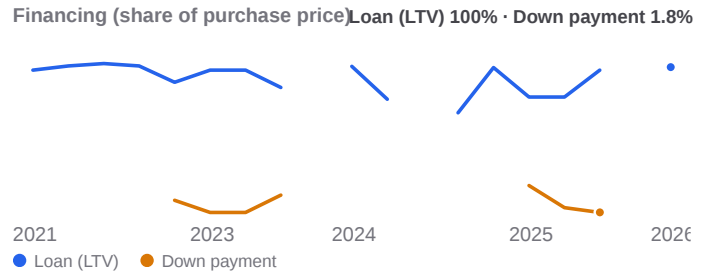
Sellers who sold at a gain



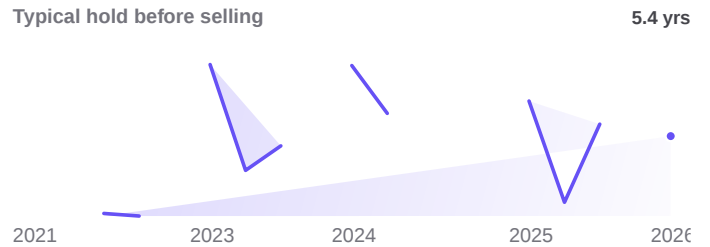
Median annualized return at resale



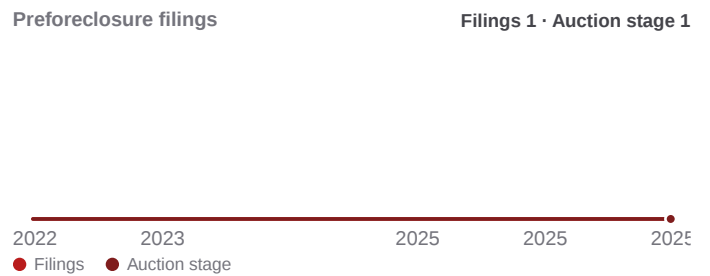
Financing (share of purchase price)



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	561
Median value (AVM)	\$128K
Median year built	2006
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	11%
Owner occupied	84%
Company owned	5.2%
Median loan-to-value	52%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	1,553
Density	40 / mi²
Median household income	\$60K
Average household income	\$73K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	13.5%
Unemployment	1.0%
Average temp	68°F
Annual precip	62 in
Sunshine	60%

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