

Duson 70529

ZIP code · LA · Louisiana · Lafayette Parish · Duson

STRONG BUYER'S MARKET

\$201K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

100

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



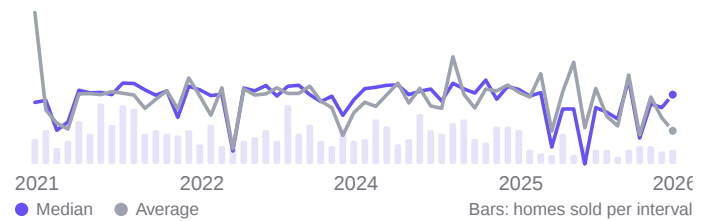
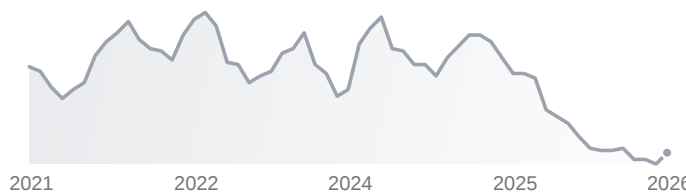
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$212K · Average \$156K

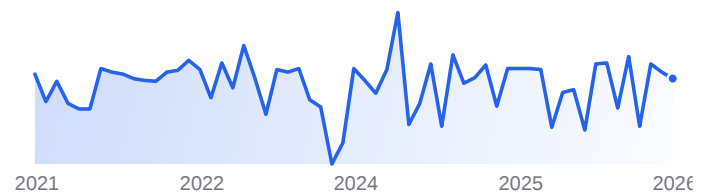
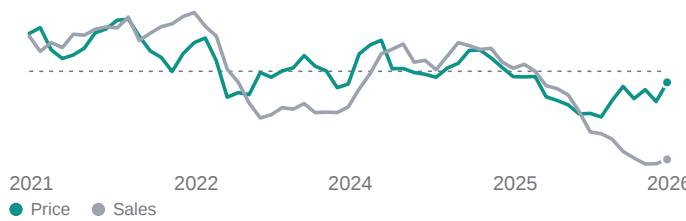


Growth (year over year)

Price -6.7% · Sales -53.1%

Price per square foot

\$118/ft²

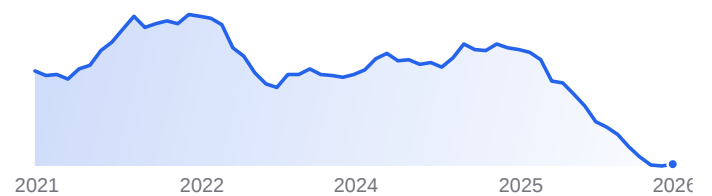


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

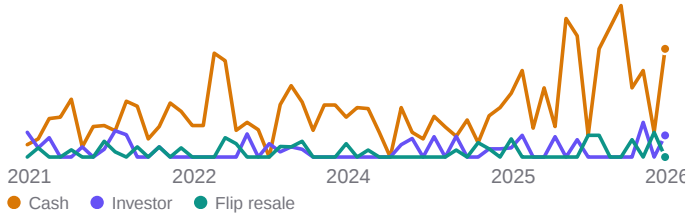
2.5%



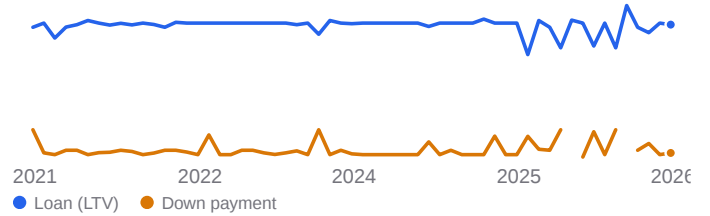
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 0%

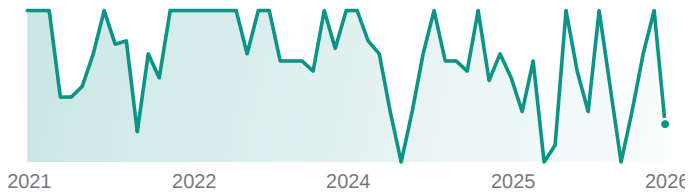


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



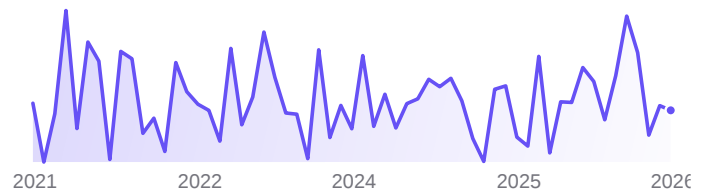
Sellers who sold at a gain

63%



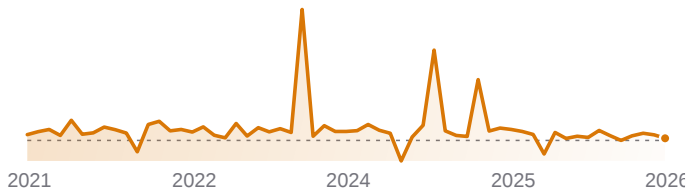
Typical hold before selling

4.6 yrs



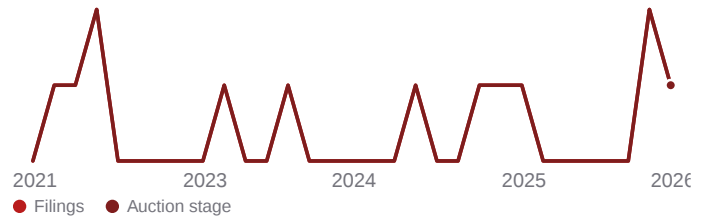
Median annualized return at resale

+0.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,955
Median value (AVM)	\$217K
Median size	1,576 ft²
Median year built	1993
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	3.3%
Owner occupied	93%
Company owned	7.8%
Median loan-to-value	75%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	11,503
Density	336 / mi²
Median household income	\$59K
Average household income	\$79K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	25
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	16.7%
Unemployment	1.2%
Average temp	68°F
Annual precip	63 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.