

# Elton 70532

ZIP code · LA · Louisiana · Jefferson Davis Parish · Elton

BUYER'S MARKET

**\$104K**

MEDIAN SALE PRICE

**+7.0%**

1-YR CHANGE

**9**

SALES (12 MO)

**\$64K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



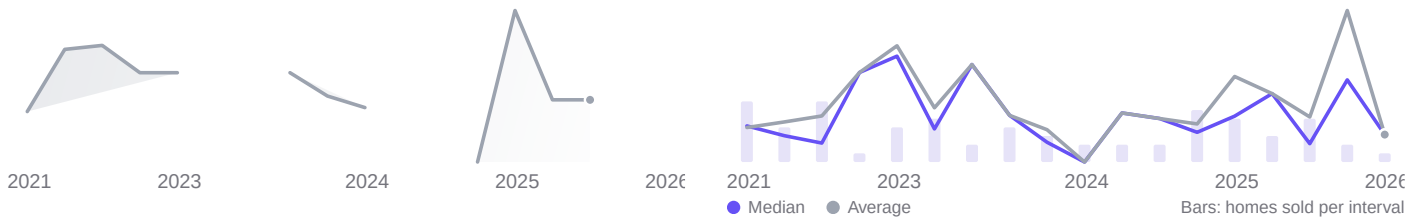
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$60K · Average \$60K

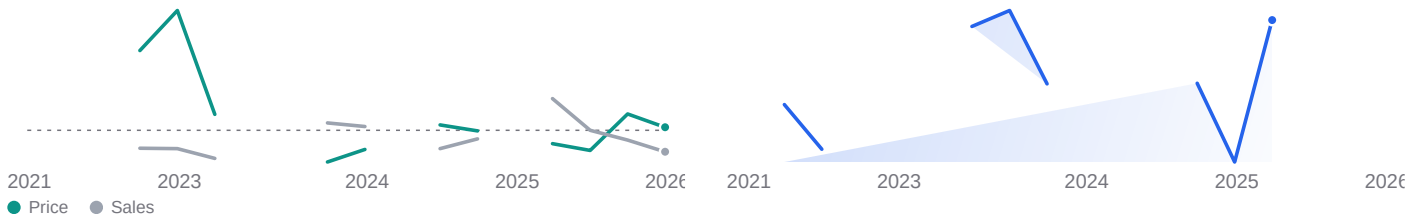


Growth (year over year)

Price +7.0% · Sales -47.1%

Price per square foot

\$99/ft<sup>2</sup>

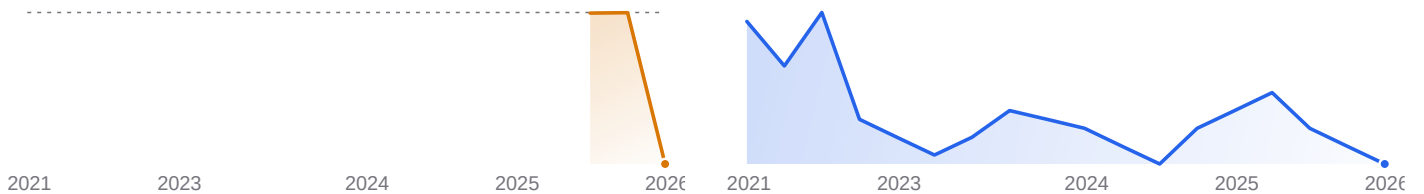


Sale premium vs estimated value

-22.6%

Annual turnover (share of homes sold)

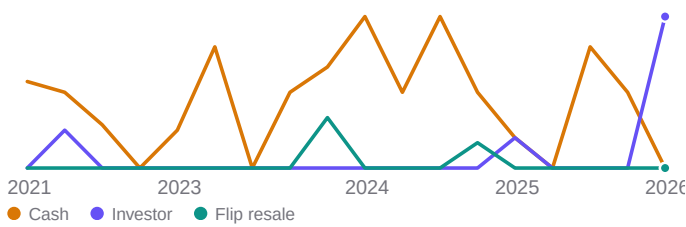
0.8%



## BUYERS & OUTCOMES

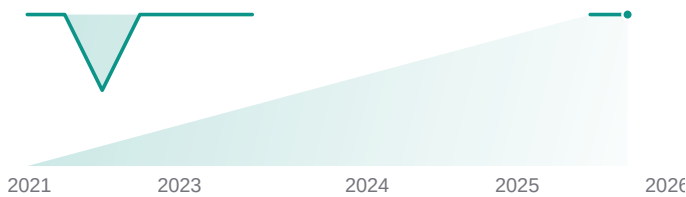
### Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



### Sellers who sold at a gain

100%

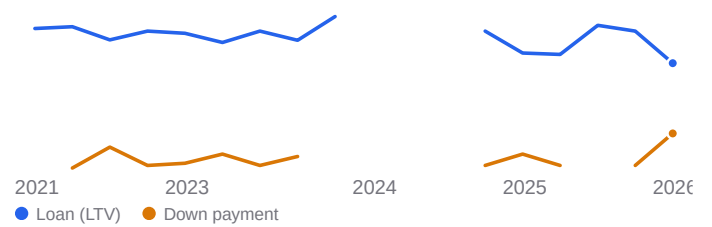


### Median annualized return at resale

+3.5%

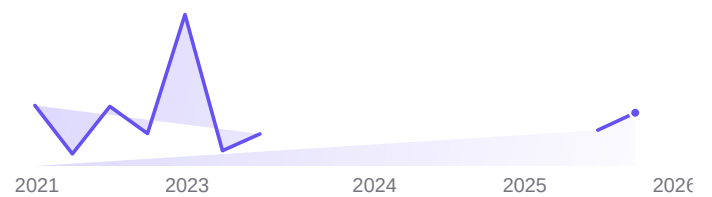


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



### Typical hold before selling

6.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,089     |
| Median value (AVM) | \$64K     |
| Median size        | 1,280 ft² |
| Median year built  | 2009      |
| Single family      | 61%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 65%      |
| Underwater (LTV 125% or more) | 9.8%     |
| Owner occupied                | 78%      |
| Company owned                 | 5.7%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 14.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,252    |
| Density                          | 23 / mi² |
| Median household income          | \$45K    |
| Average household income         | \$58K    |
| Crime index (US avg 100)         | 139      |
| Air pollution index (US avg 100) | 83       |
| Earthquake index (US avg 100)    | 30       |
| Homes occupied                   | 82%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 10.0%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 68°F     |
| Annual precip                    | 63 in    |
| Sunshine                         | 69%      |

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.