

Lake Arthur 70549

ZIP code · LA · Louisiana · Jefferson Davis Parish · Lake Arthur

STRONG BUYER'S MARKET

\$46K

MEDIAN SALE PRICE

-52.7%

1-YR CHANGE

34

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



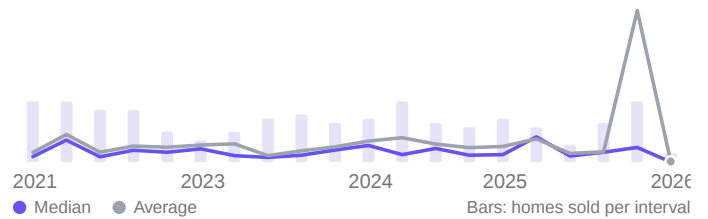
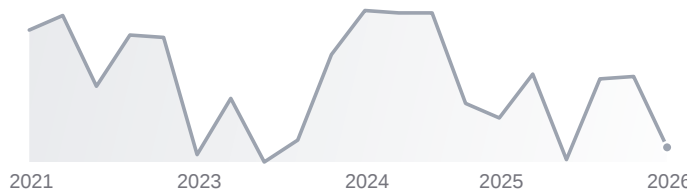
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

10 / 100

Sale prices

Median \$24K · Average \$27K

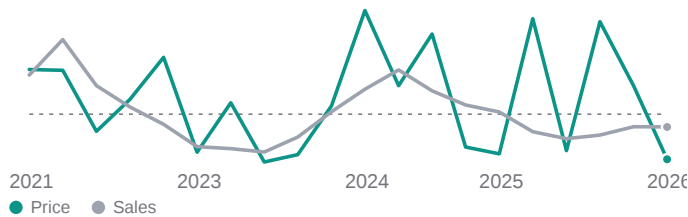


Growth (year over year)

Price -52.7% · Sales -15.0%

Price per square foot

\$24/ft²

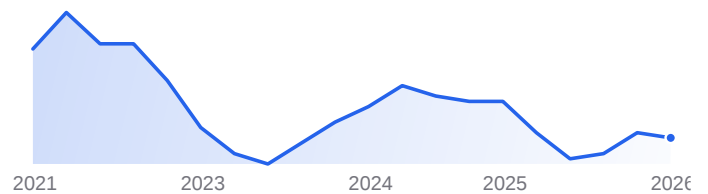


Sale premium vs estimated value

-29.6%

Annual turnover (share of homes sold)

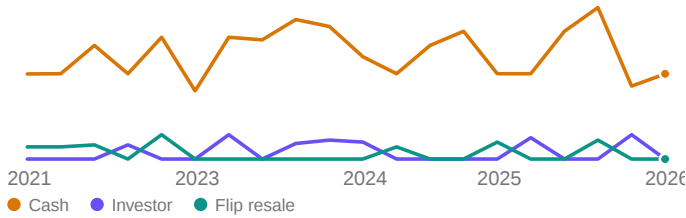
2.1%



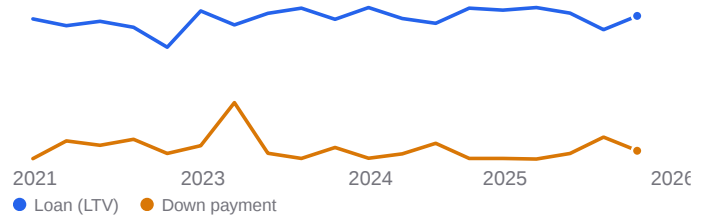
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

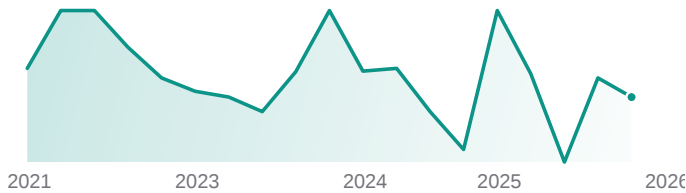


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



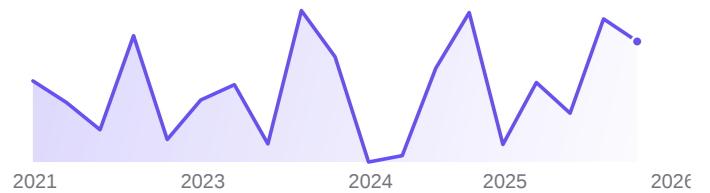
Sellers who sold at a gain

57%



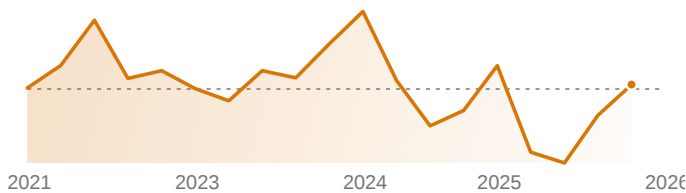
Typical hold before selling

8.5 yrs



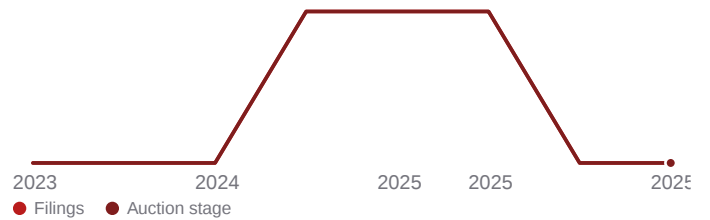
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,605
Median value (AVM)	\$77K
Median size	1,280 ft²
Median bedrooms	2
Median year built	2003
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.1%
Owner occupied	71%
Company owned	8.7%
Median loan-to-value	8%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	5,014
Density	31 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	25
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	19.5%
Unemployment	1.4%
Average temp	68°F
Annual precip	62 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.