

Rayne 70578

ZIP code · LA · Louisiana > Acadia Parish > Rayne

BALANCED MARKET

\$162K

MEDIAN SALE PRICE

+13.3%

1-YR CHANGE

158

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



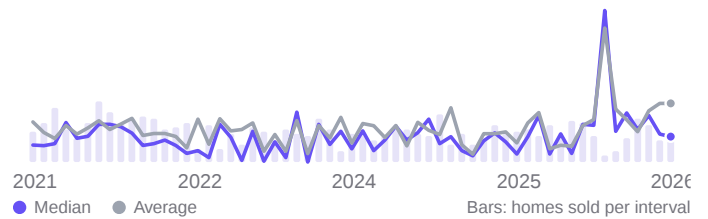
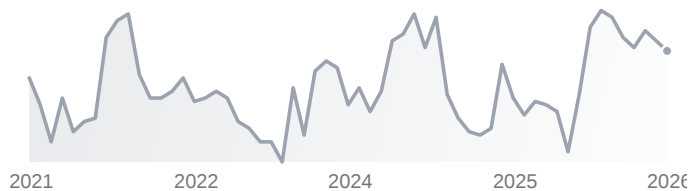
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$140K · Average \$235K

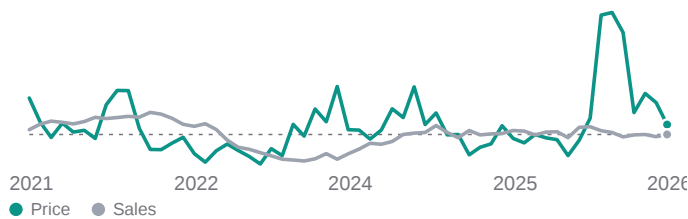


Growth (year over year)

Price +13.3% · Sales +0.0%

Price per square foot

\$103/ft²



Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

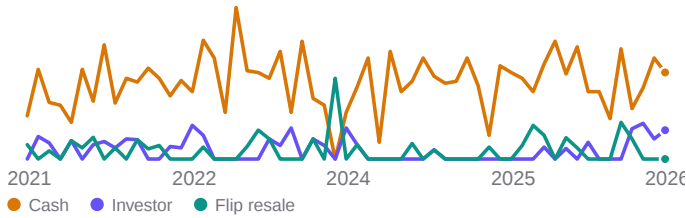
2.5%



BUYERS & OUTCOMES

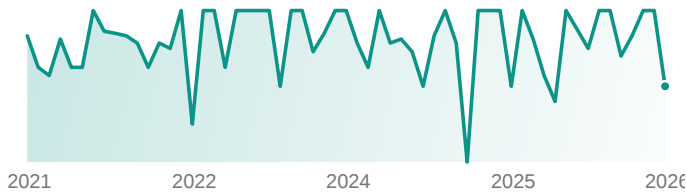
Buyer mix

Cash 43% · Investor 14% · Flip resale 0%



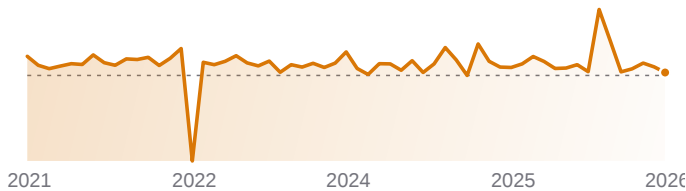
Sellers who sold at a gain

67%

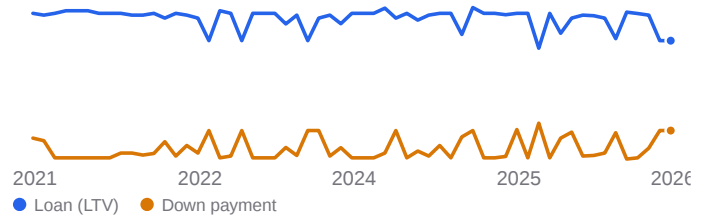


Median annualized return at resale

+1.0%

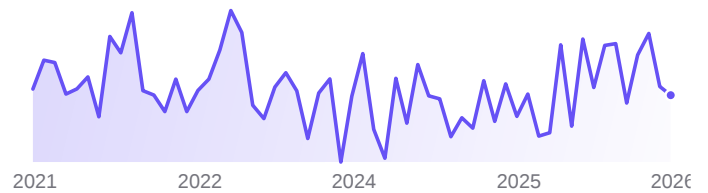


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



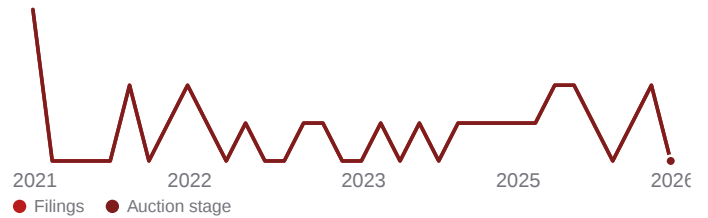
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,350
Median value (AVM)	\$124K
Median size	1,674 ft²
Median year built	2007
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	5.5%
Owner occupied	79%
Company owned	7.3%
Median loan-to-value	46%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	17,094
Density	137 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	25
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	23.1%
Unemployment	1.1%
Average temp	68°F
Annual precip	62 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.