

Sunset 70584

ZIP code · LA · Louisiana · Saint Landry · Sunset

BUYER'S MARKET

\$213K

MEDIAN SALE PRICE

+33.7%

1-YR CHANGE

69

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



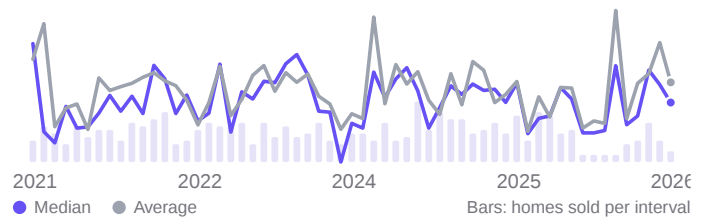
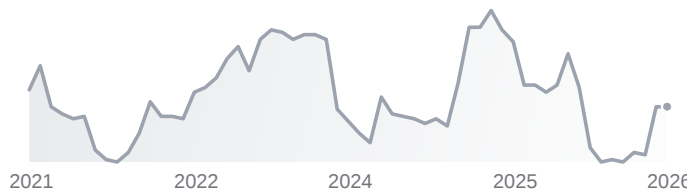
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$178K · Average \$220K

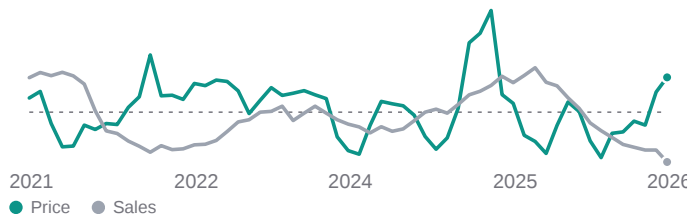


Growth (year over year)

Price +33.7% · Sales -48.1%

Price per square foot

\$90/ft²

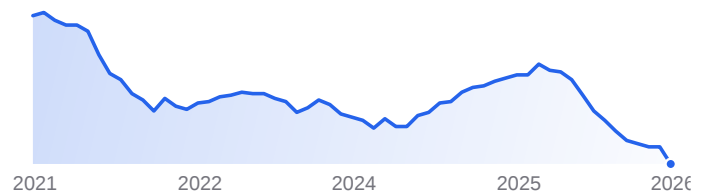
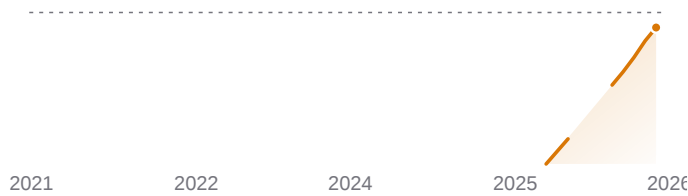


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

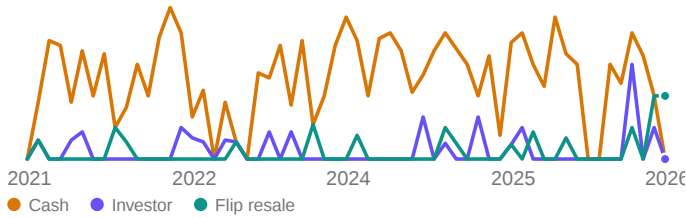
2.0%



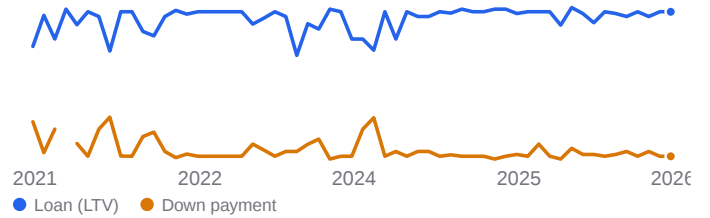
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 33%

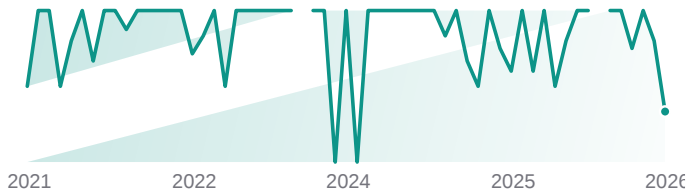


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



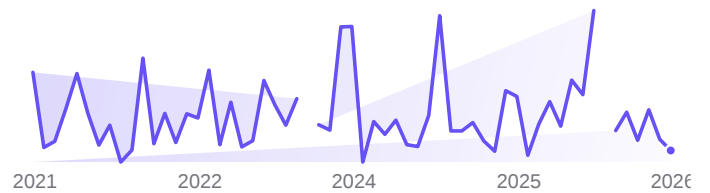
Sellers who sold at a gain

33%



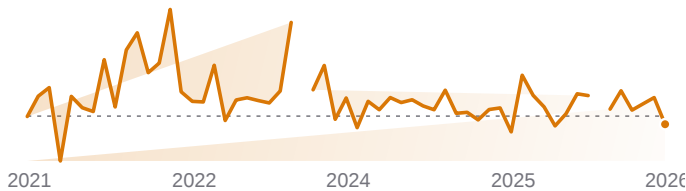
Typical hold before selling

1.6 yrs



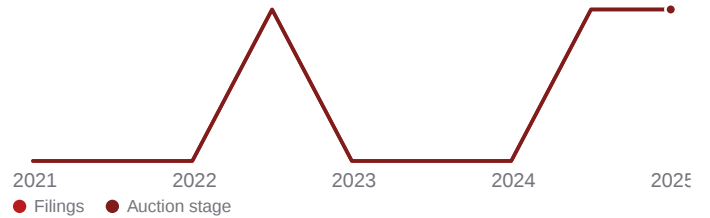
Median annualized return at resale

-1.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,530
Median value (AVM)	\$195K
Median size	1,280 ft²
Median year built	2001
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	6.6%
Owner occupied	81%
Company owned	9.2%
Median loan-to-value	63%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	7,718
Density	217 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	30
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	26.6%
Unemployment	1.4%
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.