

Welsh 70591

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

SELLER'S MARKET

\$127K

MEDIAN SALE PRICE

+42.8%

1-YR CHANGE

57

SALES (12 MO)

\$85K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

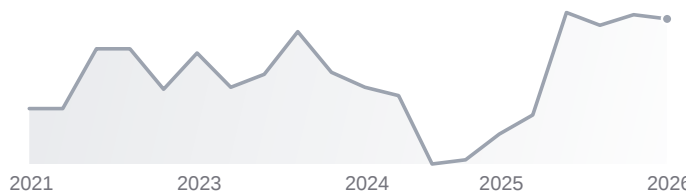
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

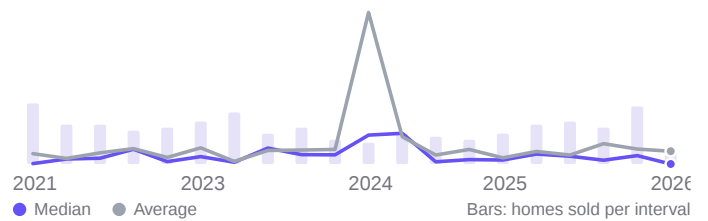
Market temperature (0–100)

72 / 100



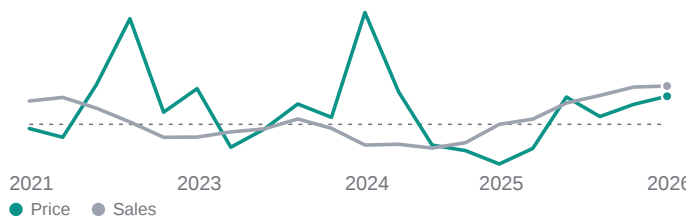
Sale prices

Median \$75K · Average \$138K



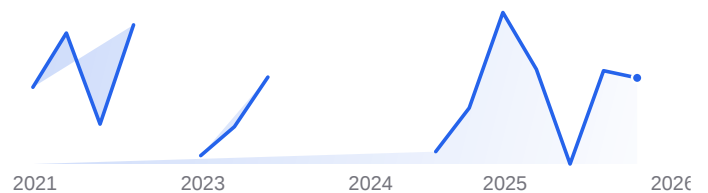
Growth (year over year)

Price +42.8% · Sales +58.3%



Price per square foot

\$57/ft²



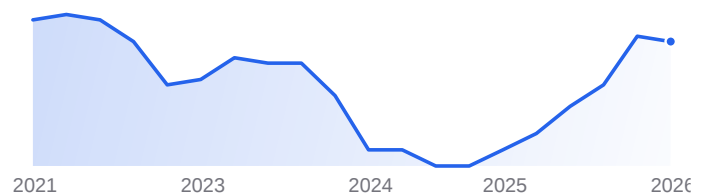
Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

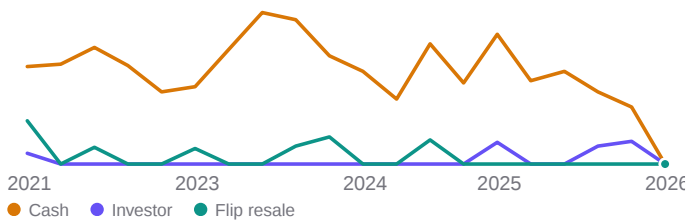
2.6%



BUYERS & OUTCOMES

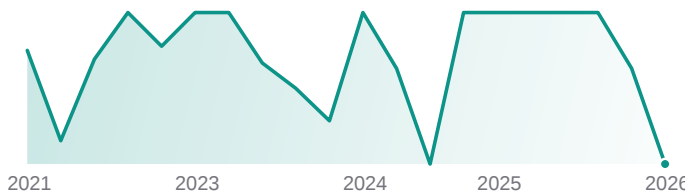
Buyer mix

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



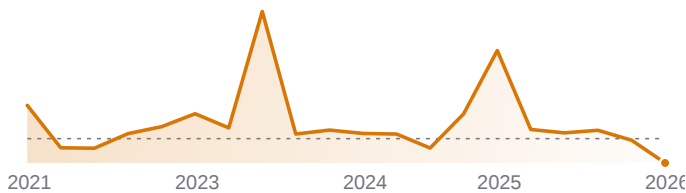
Sellers who sold at a gain

50%

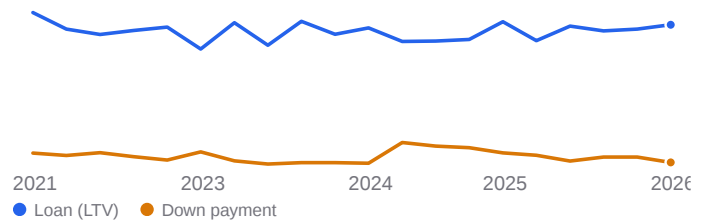


Median annualized return at resale

-14.6%

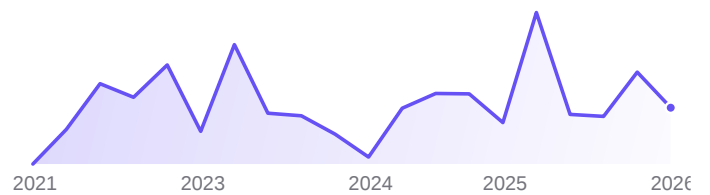


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.0%



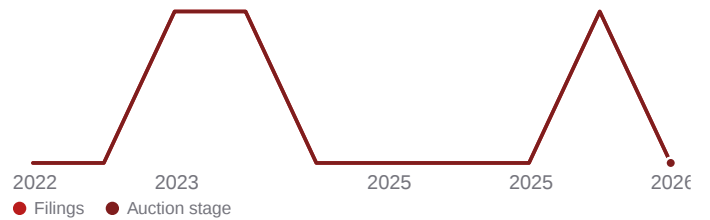
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,162
Median value (AVM)	\$85K
Median size	1,280 ft²
Median year built	2008
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	10%
Owner occupied	78%
Company owned	7.6%
Median loan-to-value	50%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	6,056
Density	35 / mi²
Median household income	\$69K
Average household income	\$80K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	13.6%
Unemployment	1.6%
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.