

Dequincy 70633

ZIP code · LA · Louisiana > Beauregard Parish > Dequincy

BALANCED MARKET

\$136K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

60

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

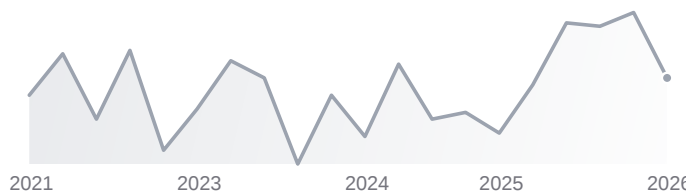
Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

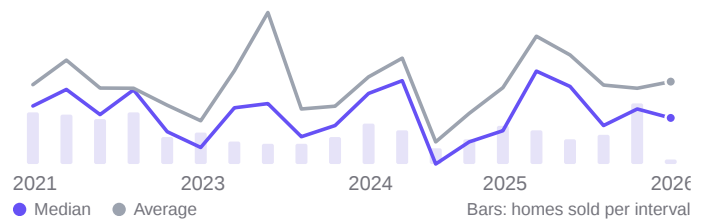
Market temperature (0–100)

41 / 100



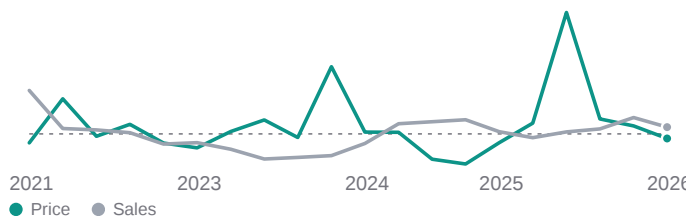
Sale prices

Median \$131K · Average \$176K



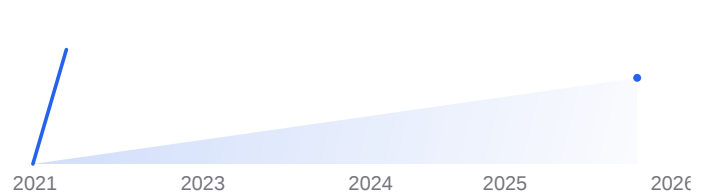
Growth (year over year)

Price -8.8% · Sales +13.2%



Price per square foot

\$126/ft²



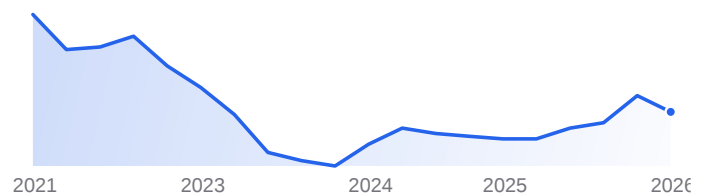
Sale premium vs estimated value

-20.4%



Annual turnover (share of homes sold)

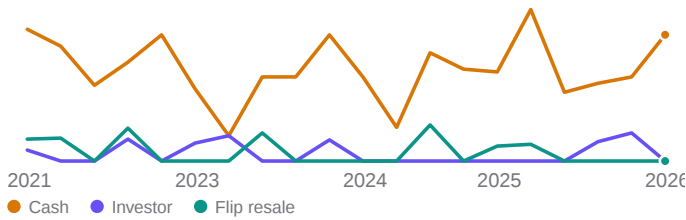
2.0%



BUYERS & OUTCOMES

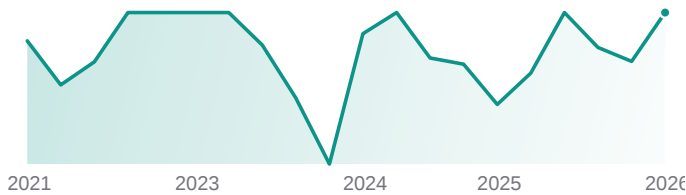
Buyer mix

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



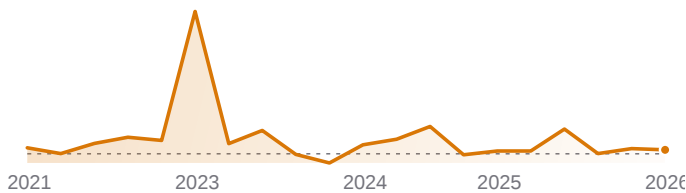
Sellers who sold at a gain

100%

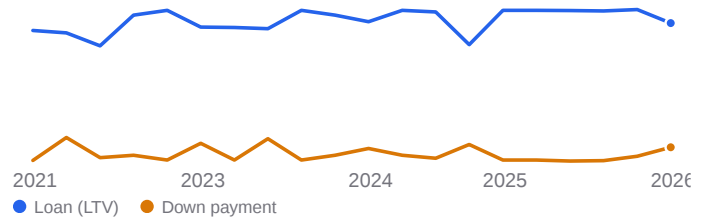


Median annualized return at resale

+2.8%

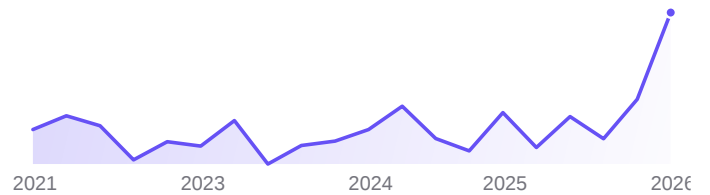


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



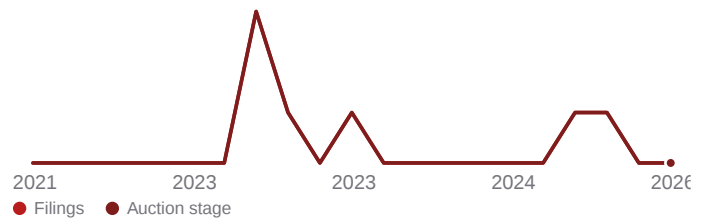
Typical hold before selling

16.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,025
Median value (AVM)	\$145K
Median size	1,885 ft²
Median year built	1992
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	8.6%
Owner occupied	80%
Company owned	7.3%
Median loan-to-value	54%
Typical ownership tenure	17.5 yrs

COMMUNITY

Population	9,346
Density	56 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	19.0%
Unemployment	1.4%
Average temp	67°F
Annual precip	61 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.