

Deridder 70634

ZIP code · LA · Louisiana > Beauregard Parish > DeRidder

BUYER'S MARKET

\$145K

MEDIAN SALE PRICE

-24.9%

1-YR CHANGE

305

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



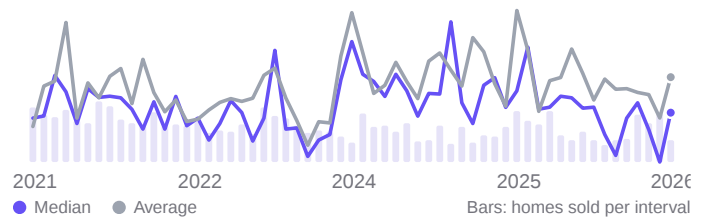
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$165K · Average \$197K

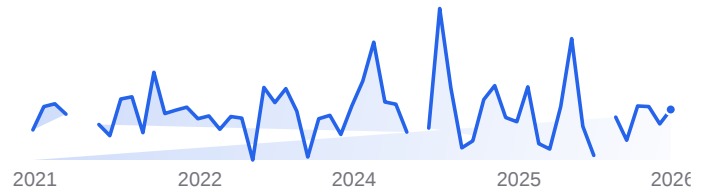
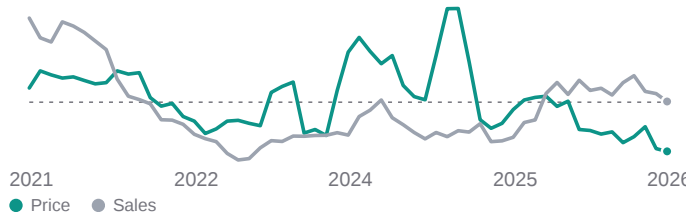


Growth (year over year)

Price -24.9% · Sales +0.3%

Price per square foot

\$106/ft²

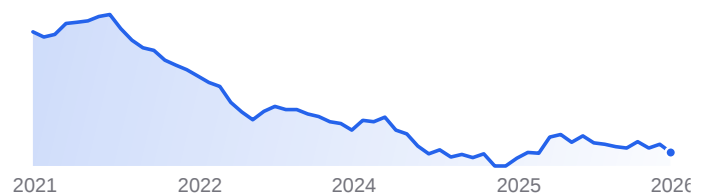


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

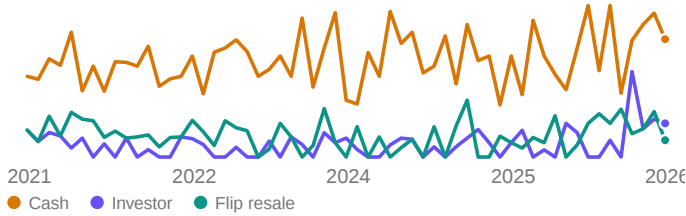
3.1%



BUYERS & OUTCOMES

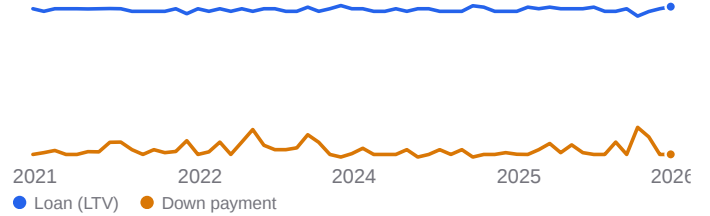
Buyer mix

Cash 39% · Investor 11% · Flip resale 5.6%



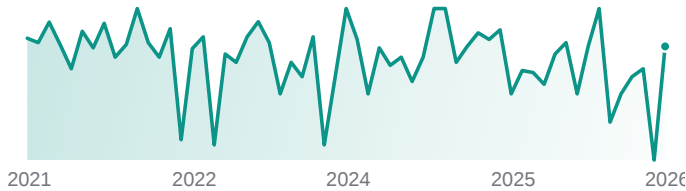
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 1.8%



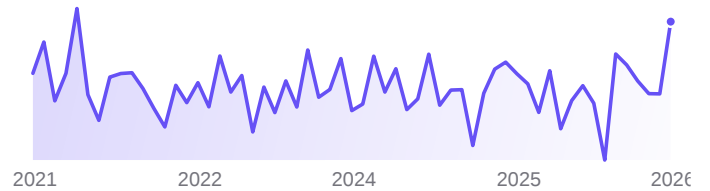
Sellers who sold at a gain

89%



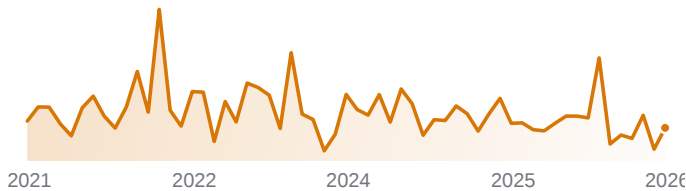
Typical hold before selling

7.4 yrs



Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,865
Median value (AVM)	\$186K
Median size	1,620 ft²
Median year built	1986
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	3.9%
Owner occupied	82%
Company owned	4.9%
Median loan-to-value	65%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	25,796
Density	57 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	34
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	11.8%
Unemployment	1.2%
Average temp	67°F
Annual precip	61 in
Sunshine	69%

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.