

Dry Creek 70637

ZIP code · LA · Louisiana > Beauregard Parish

\$65K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

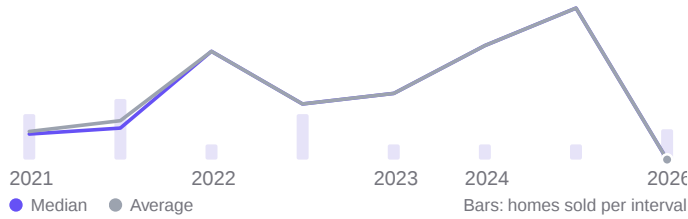
MARKET TRENDS (5 YEARS)

Sale prices

Median \$65K · Average \$65K

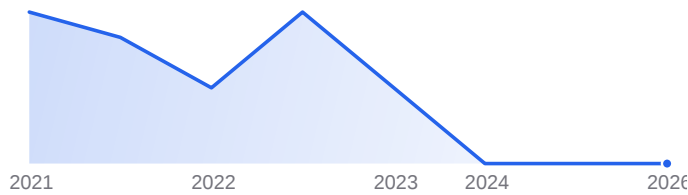
Growth (year over year)

Price +161.5% · Sales -37.5%



Annual turnover (share of homes sold)

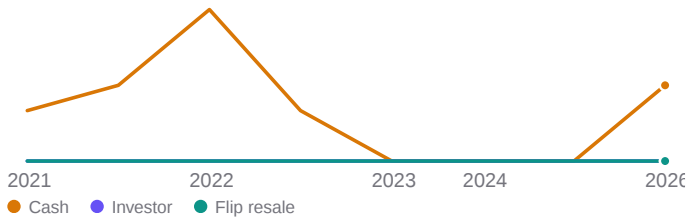
0.8%



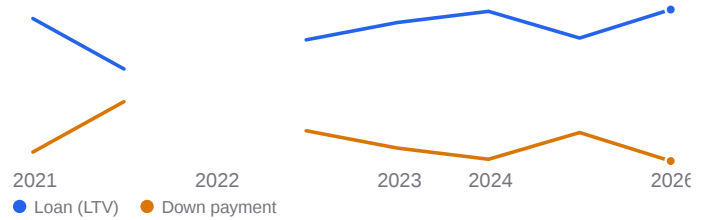
BUYERS & OUTCOMES

Buyer mix

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

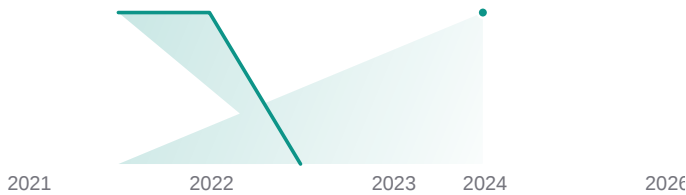


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



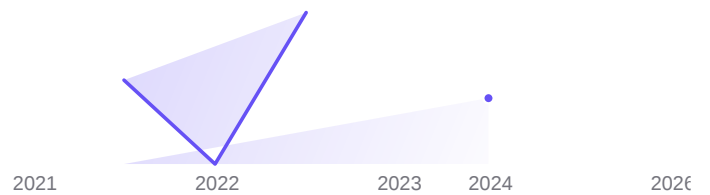
Sellers who sold at a gain

100%



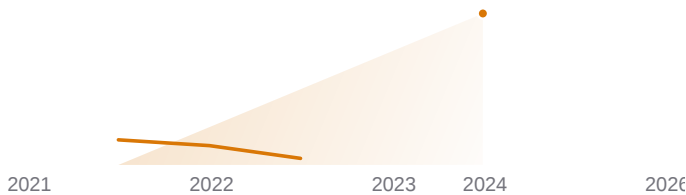
Typical hold before selling

4.3 yrs



Median annualized return at resale

+45.5%



HOUSING STOCK

Homes	265
Median value (AVM)	\$155K
Median size	1,568 ft²
Median year built	2011
Single family	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	11%
Owner occupied	89%
Company owned	2.3%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	628
Density	10 / mi ²
Median household income	\$49K
Average household income	\$79K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	30
Homes occupied	77%
Bachelor's or higher	13%
Poverty rate	19.3%
Unemployment	1.3%
Average temp	67°F
Annual precip	62 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.