

Evans 70639

ZIP code · LA · Louisiana · Vernon Parish

\$475K

MEDIAN SALE PRICE

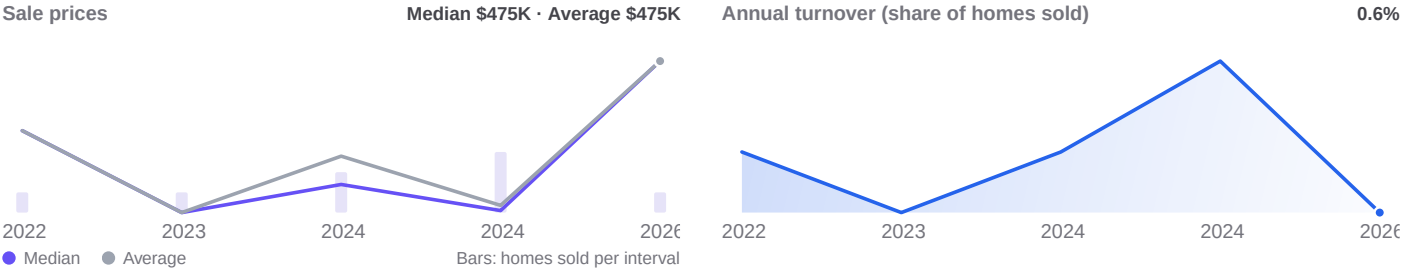
1

SALES (12 MO)

\$130K

MEDIAN VALUE (AVM)

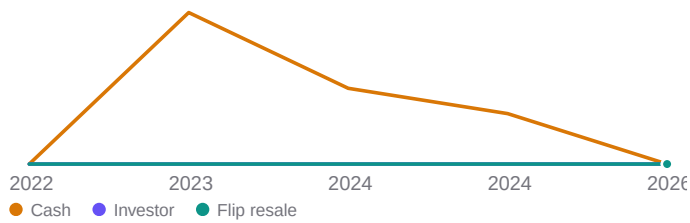
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

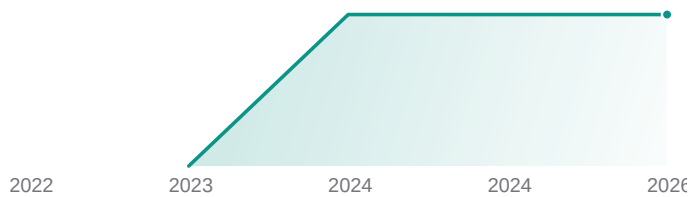
Buyer mix

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



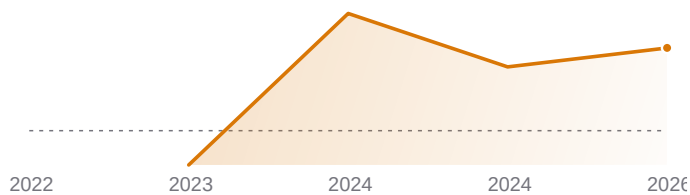
Sellers who sold at a gain

100%

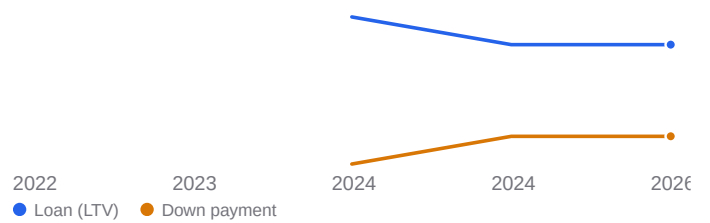


Median annualized return at resale

+3.9%

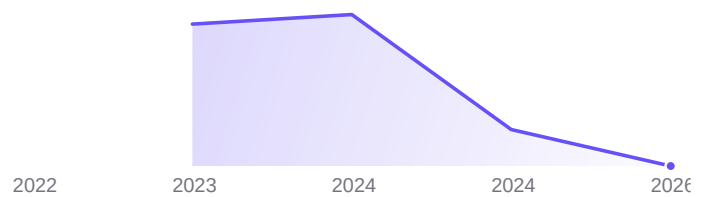


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.2 yrs



HOUSING STOCK

Homes	167
Median value (AVM)	\$130K
Median size	1,064 ft²
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.3%
Owner occupied	89%
Company owned	1.2%
Median loan-to-value	42%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	484
Density	8 / mi ²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	33
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	29.0%
Unemployment	1.5%
Average temp	66°F
Annual precip	58 in
Sunshine	69%

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