

Merryville 70653

ZIP code · LA · Louisiana > Beauregard Parish > Merryville

SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

+55.3%

1-YR CHANGE

25

SALES (12 MO)

\$129K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

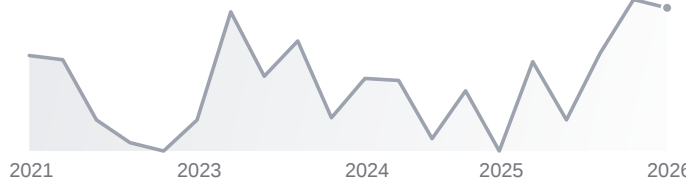
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

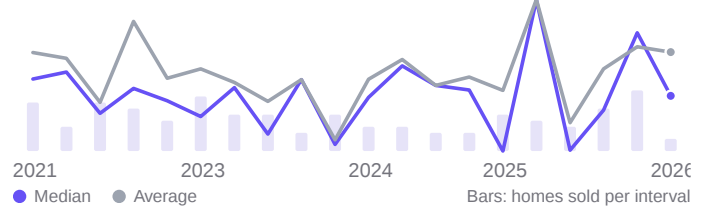
Market temperature (0–100)

75 / 100



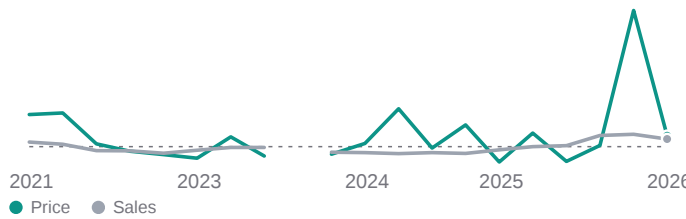
Sale prices

Median \$95K · Average \$150K



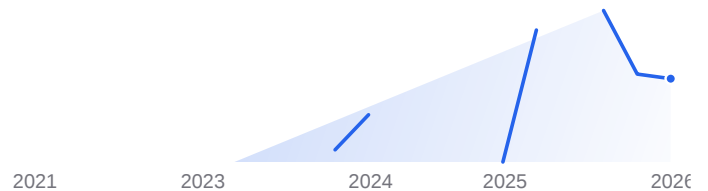
Growth (year over year)

Price +55.3% · Sales +38.9%



Price per square foot

\$89/ft²



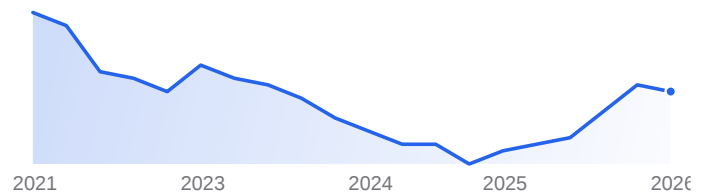
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

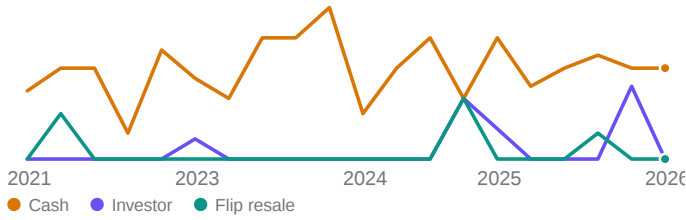
2.0%



BUYERS & OUTCOMES

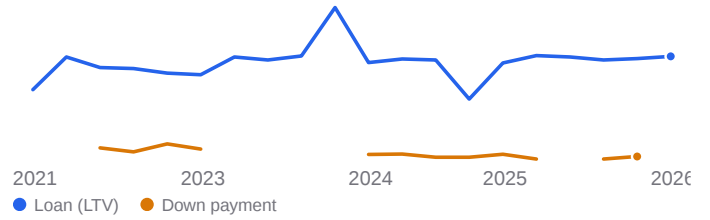
Buyer mix

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



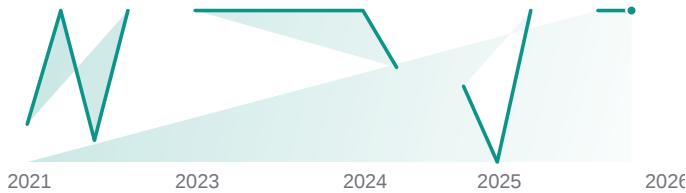
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 2.5%



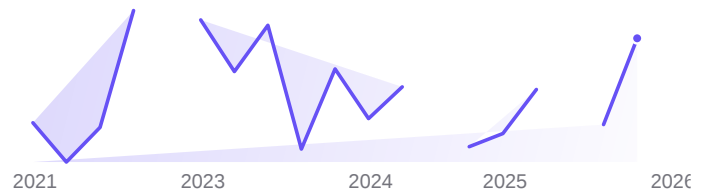
Sellers who sold at a gain

100%



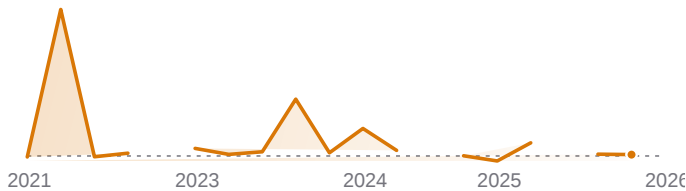
Typical hold before selling

7.1 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,239
Median value (AVM)	\$129K
Median size	1,800 ft²
Median year built	1980
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	6.0%
Owner occupied	81%
Company owned	2.3%
Median loan-to-value	28%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	3,006
Density	12 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	14.8%
Unemployment	1.4%
Average temp	67°F
Annual precip	59 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.