

Pitkin 70656

ZIP code · LA · Louisiana > Vernon Parish > Pitkin

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+63.9%

1-YR CHANGE

18

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



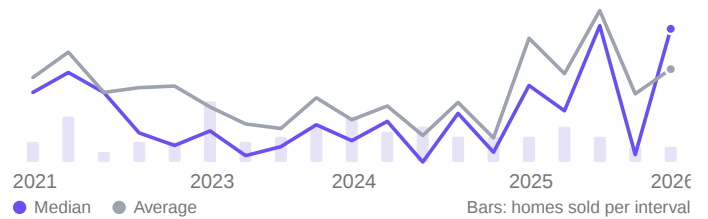
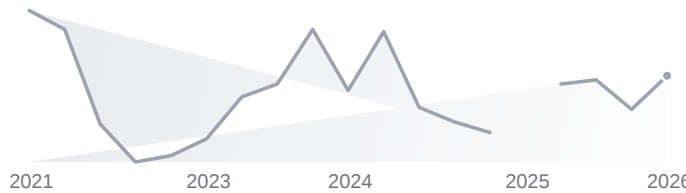
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$200K · Average \$148K

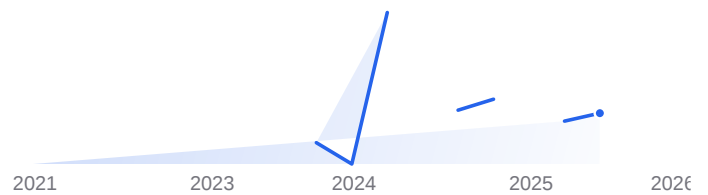
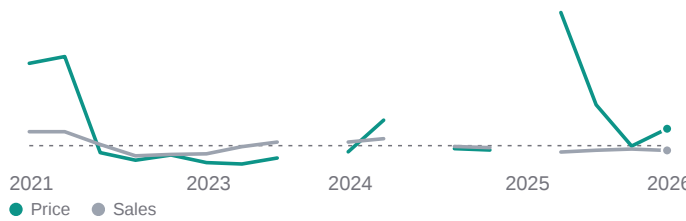


Growth (year over year)

Price +63.9% · Sales -18.2%

Price per square foot

\$74/ft²

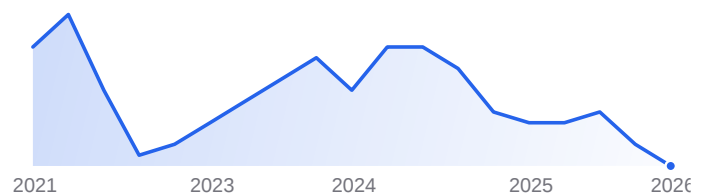
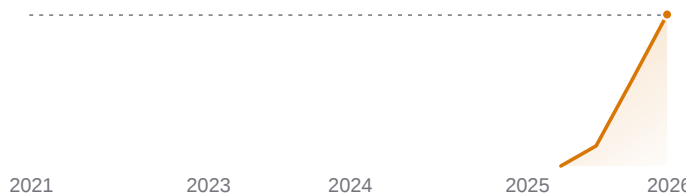


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

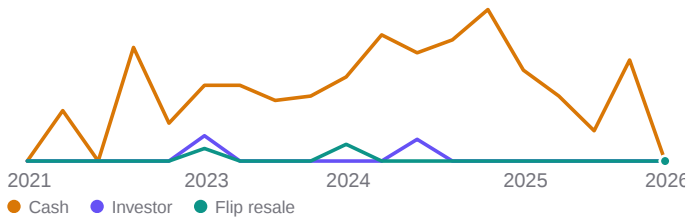
1.3%



BUYERS & OUTCOMES

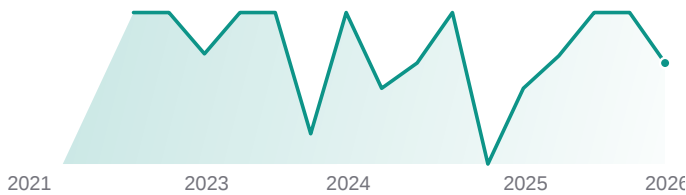
Buyer mix

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



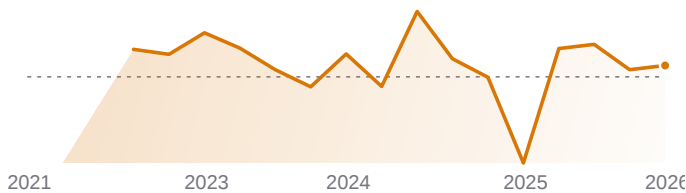
Sellers who sold at a gain

67%

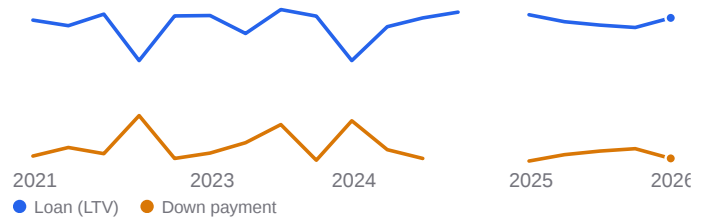


Median annualized return at resale

+5.0%

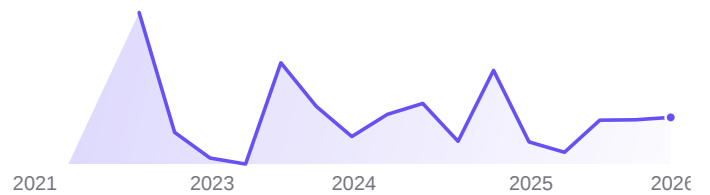


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,430
Median value (AVM)	\$100K
Median size	1,280 ft²
Median bedrooms	3
Median year built	2012
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	9.3%
Owner occupied	90%
Company owned	3.7%
Median loan-to-value	24%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	4,494
Density	11 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	30
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	16.5%
Unemployment	1.1%
Average temp	66°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.