

Westlake 70669

ZIP code · LA · Louisiana > Calcasieu Parish > Westlake

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

-30.8%

1-YR CHANGE

116

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

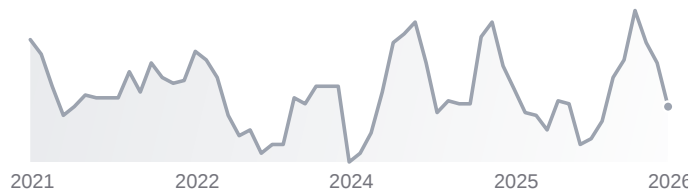
Buyer's market · 34 / 100



MARKET TRENDS (5 YEARS)

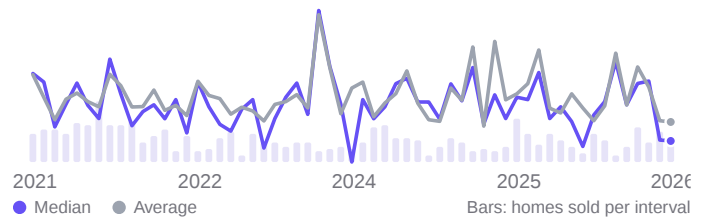
Market temperature (0-100)

34 / 100



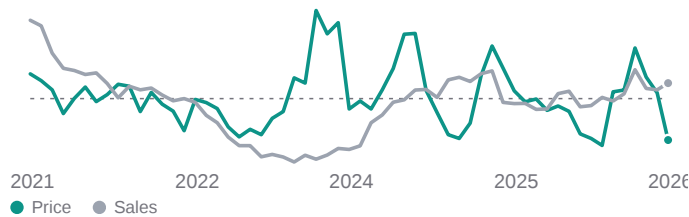
Sale prices

Median \$103K · Average \$143K



Growth (year over year)

Price -30.8% · Sales +11.5%



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

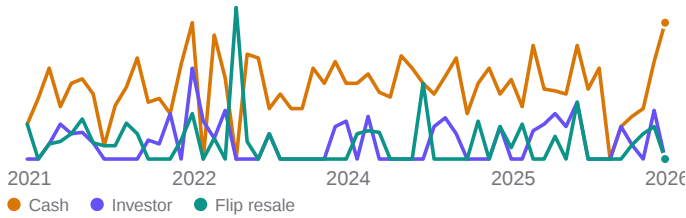
3.2%



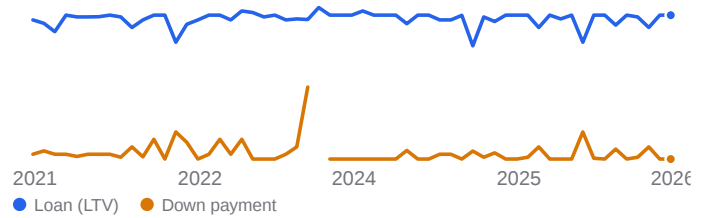
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

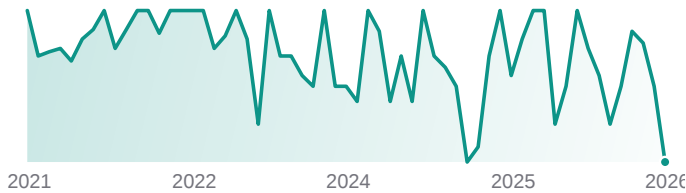


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



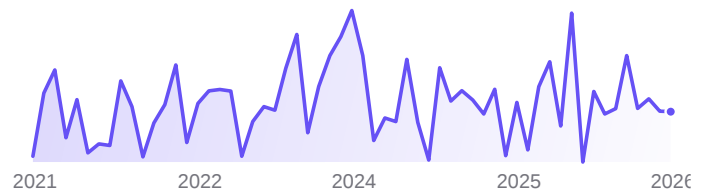
Sellers who sold at a gain

33%



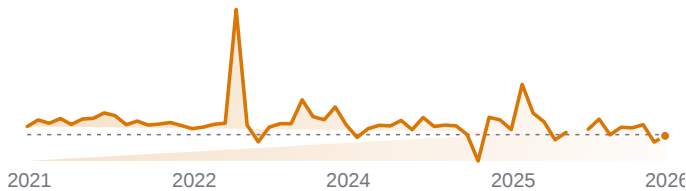
Typical hold before selling

4.7 yrs



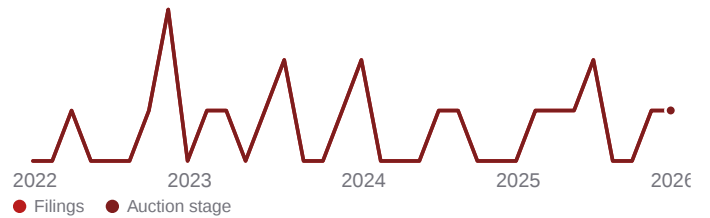
Median annualized return at resale

-0.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,635
Median value (AVM)	\$154K
Median size	120 ft²
Median year built	1930
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	5.7%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	74%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	10,394
Density	317 / mi²
Median household income	\$72K
Average household income	\$81K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	29
Homes occupied	85%
Bachelor's or higher	13%
Poverty rate	10.6%
Unemployment	1.3%
Average temp	67°F
Annual precip	62 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.