

Albany 70711

ZIP code · LA · Louisiana > Livingston Parish > Albany

BUYER'S MARKET

\$37K

MEDIAN SALE PRICE

-84.2%

1-YR CHANGE

41

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



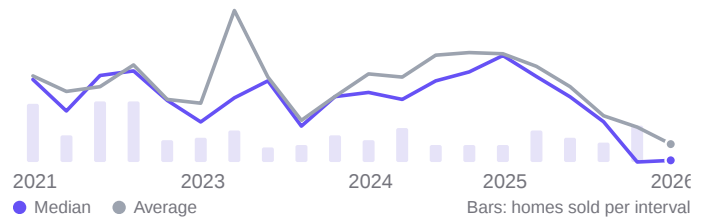
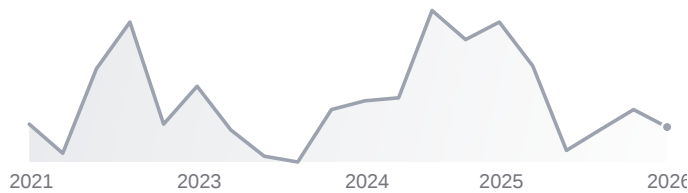
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$45K · Average \$75K

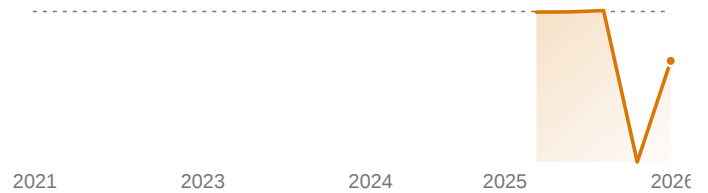
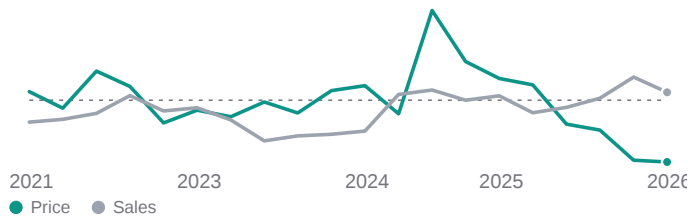


Growth (year over year)

Price -84.2% · Sales +10.8%

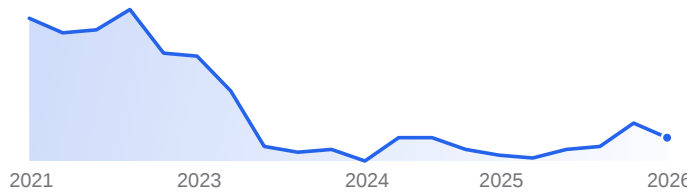
Sale premium vs estimated value

-11.3%



Annual turnover (share of homes sold)

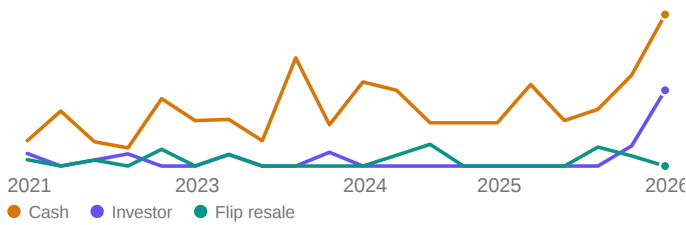
2.6%



BUYERS & OUTCOMES

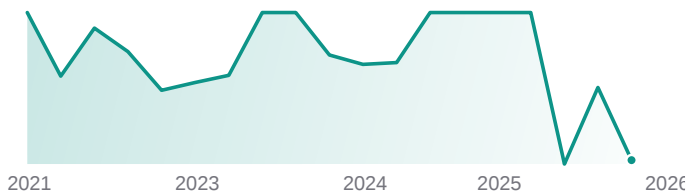
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



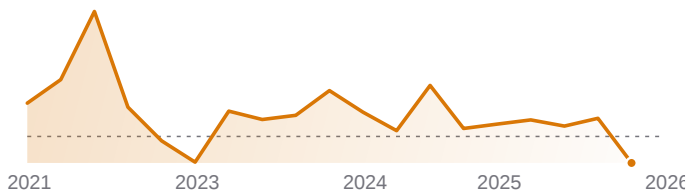
Sellers who sold at a gain

58%

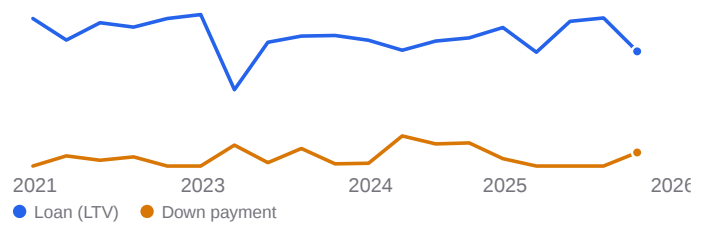


Median annualized return at resale

-7.9%

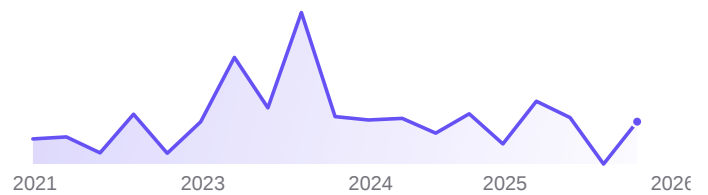


Financing (share of purchase price) Loan (LTV) 77% · Down payment 11%



Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,577
Median value (AVM)	\$185K
Median size	1,770 ft²
Median year built	1976
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	32%
Underwater (LTV 125% or more)	6.6%
Owner occupied	89%
Company owned	5.6%
Median loan-to-value	73%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	4,823
Density	256 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	28
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	12.9%
Unemployment	1.2%
Average temp	67°F
Annual precip	66 in
Sunshine	60%

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.