

Erwinville 70729

ZIP code · LA · Louisiana > West Baton Rouge Parish > Erwinville

SELLER'S MARKET

\$237K

MEDIAN SALE PRICE

-32.0%

1-YR CHANGE

7

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

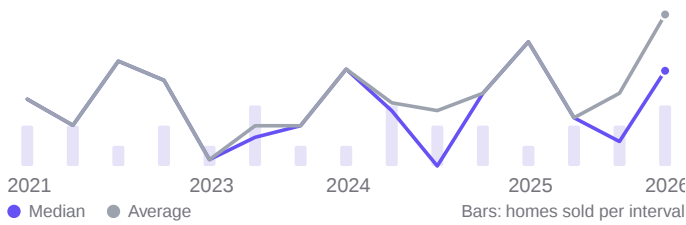
MARKET TRENDS (5 YEARS)

Sale prices

Median \$276K · Average \$416K

Growth (year over year)

Price -32.0% · Sales +40.0%

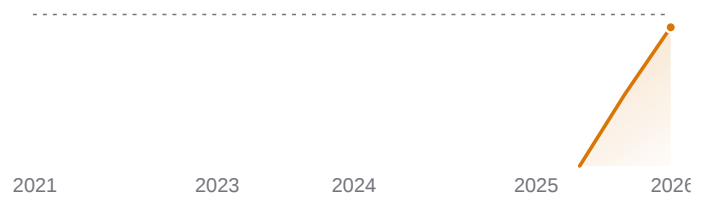
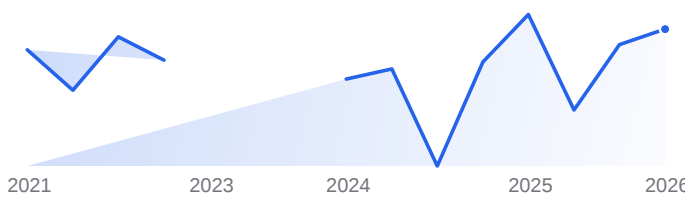


Price per square foot

\$177/ft²

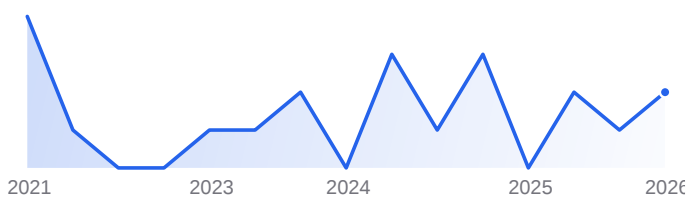
Sale premium vs estimated value

-0.3%



Annual turnover (share of homes sold)

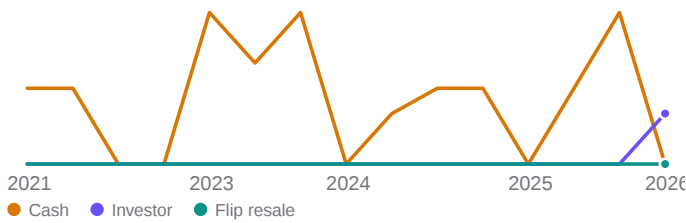
2.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



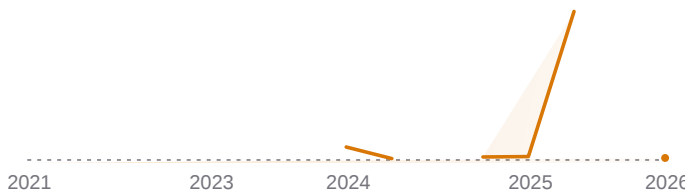
Sellers who sold at a gain

100%

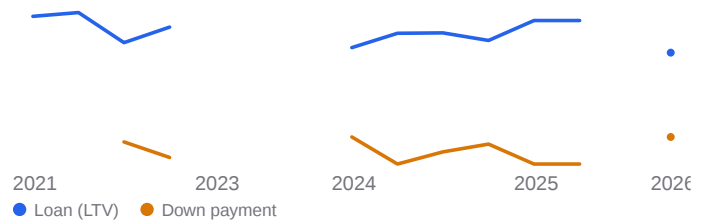


Median annualized return at resale

+3.3%

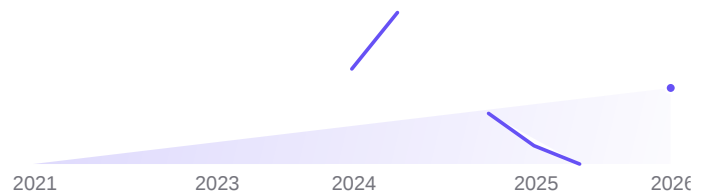


Financing (share of purchase price) Loan (LTV) 77% · Down payment 20%



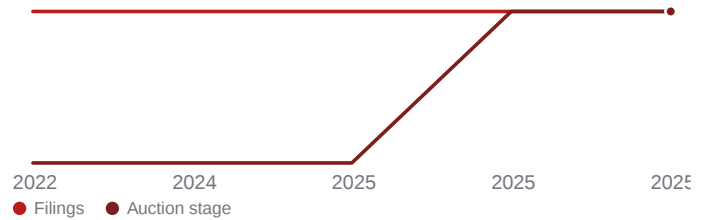
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	319
Median value (AVM)	\$218K
Median size	1,863 ft²
Median year built	2007
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	8.6%
Owner occupied	93%
Company owned	7.8%
Median loan-to-value	57%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,343
Density	59 / mi²
Median household income	\$83K
Average household income	\$89K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	33
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	22.7%
Unemployment	1.2%
Average temp	67°F
Annual precip	64 in
Sunshine	60%

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.