

Ethel 70730

ZIP code · LA · Louisiana › East Feliciana Parish

BALANCED MARKET

\$146K

MEDIAN SALE PRICE

+18.2%

1-YR CHANGE

22

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



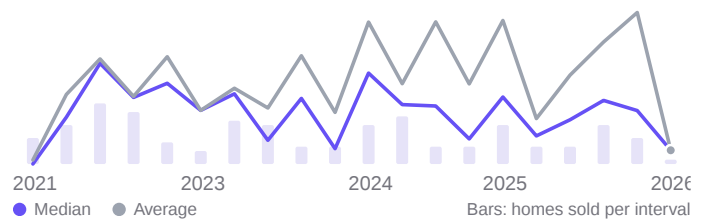
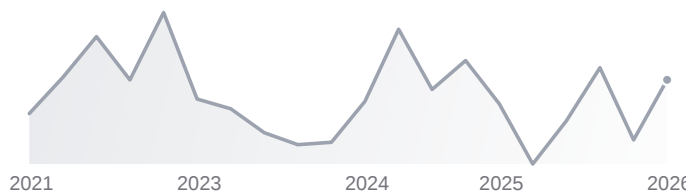
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$65K · Average \$65K

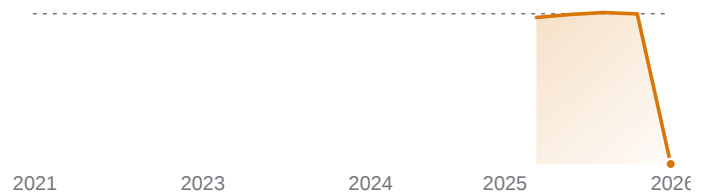
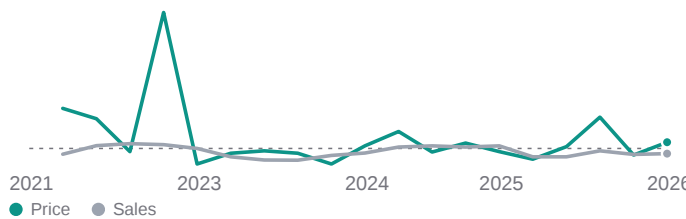


Growth (year over year)

Price +18.2% · Sales -15.4%

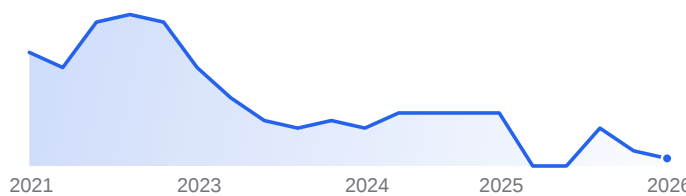
Sale premium vs estimated value

-48.9%



Annual turnover (share of homes sold)

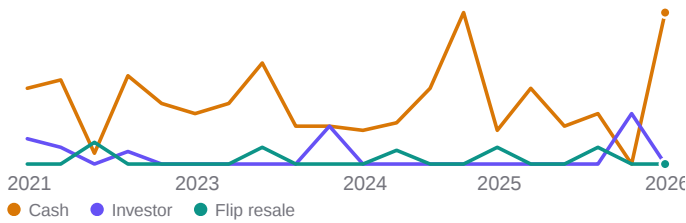
1.5%



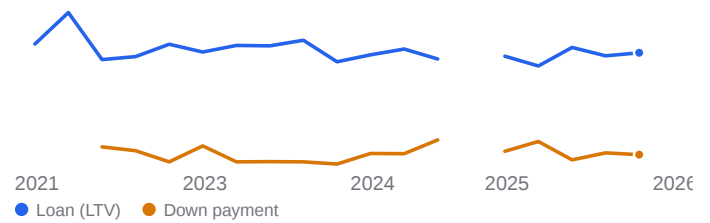
BUYERS & OUTCOMES

Buyer mix

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

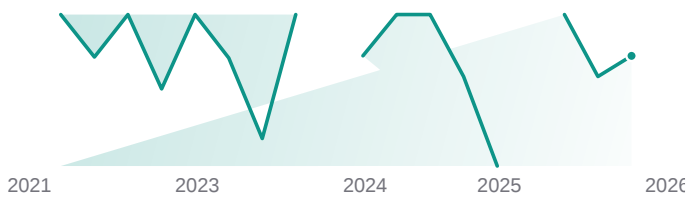


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.8%



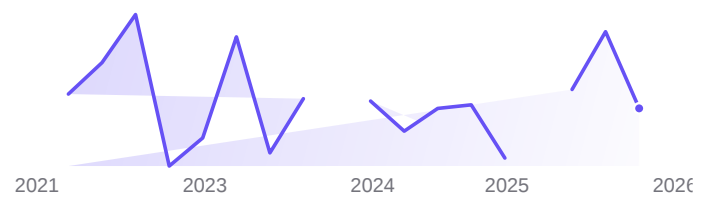
Sellers who sold at a gain

83%



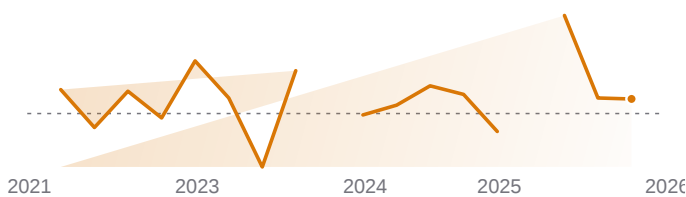
Typical hold before selling

4.8 yrs



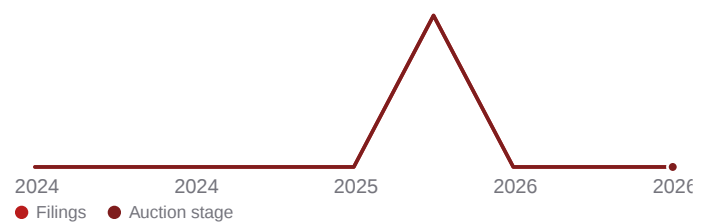
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,473
Median value (AVM)	\$151K
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	14%
Owner occupied	90%
Company owned	7.2%
Median loan-to-value	67%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	3,719
Density	45 / mi²
Median household income	\$71K
Average household income	\$105K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	27
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	15.4%
Unemployment	0.5%
Average temp	67°F
Annual precip	64 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.