

# Fordoche 70732

ZIP code · LA · Louisiana > Pointe Coupee Parish > Fordoche

BUYER'S MARKET

**\$59K**

MEDIAN SALE PRICE

**-67.9%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$130K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



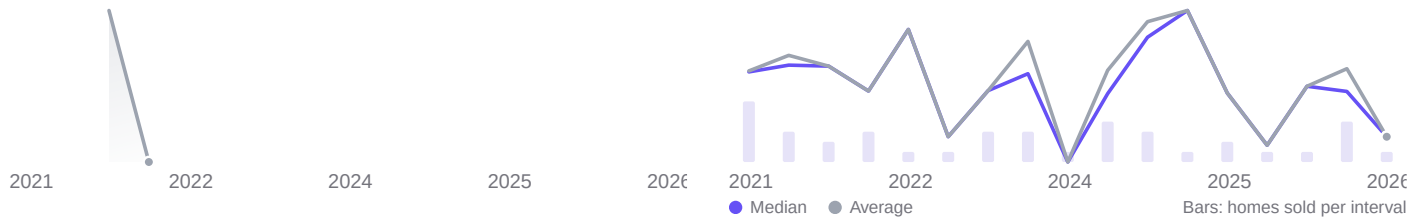
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$60K · Average \$60K



Growth (year over year)

Price -67.9% · Sales +14.3%

Sale premium vs estimated value

-35.1%



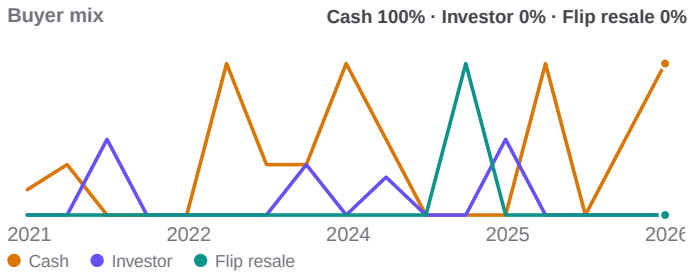
Annual turnover (share of homes sold)

1.8%

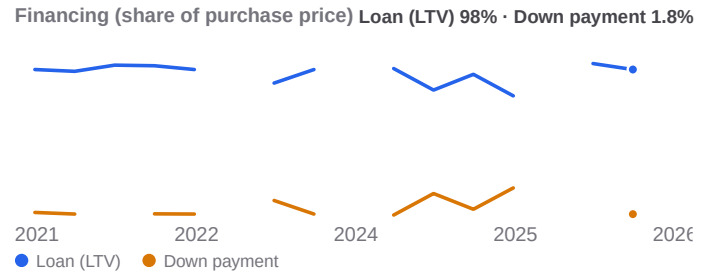


## BUYERS & OUTCOMES

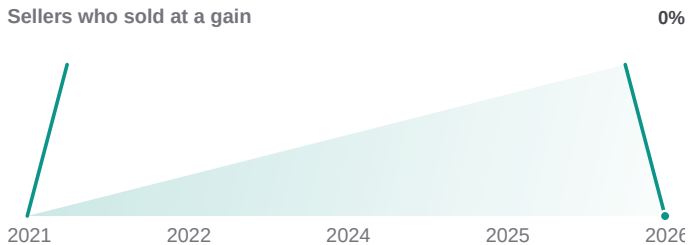
### Buyer mix



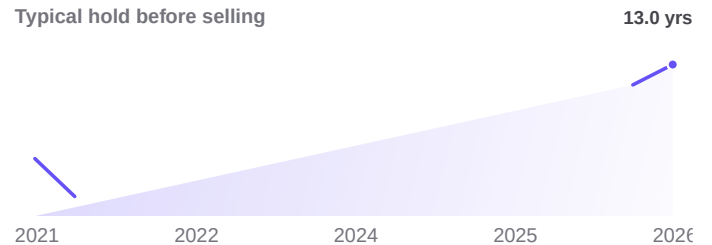
### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



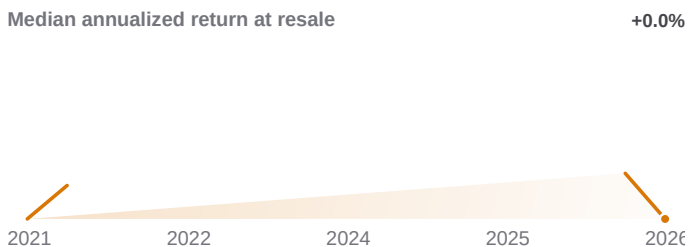
### Sellers who sold at a gain



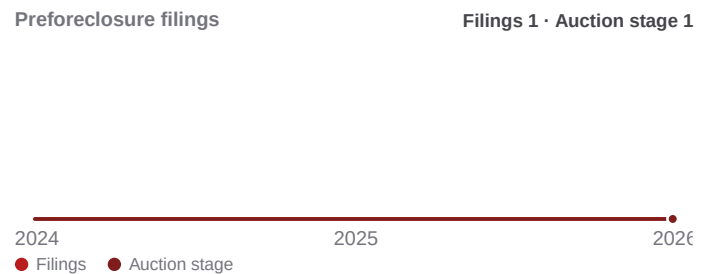
### Typical hold before selling



### Median annualized return at resale



### Preforeclosure filings



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 457    |
| Median value (AVM) | \$130K |
| Single family      | 71%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 33%     |
| Underwater (LTV 125% or more) | 6.7%    |
| Owner occupied                | 91%     |
| Company owned                 | 9.2%    |
| Median loan-to-value          | 76%     |
| Typical ownership tenure      | 8.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,531    |
| Density                          | 29 / mi² |
| Median household income          | \$56K    |
| Average household income         | \$65K    |
| Crime index (US avg 100)         | 102      |
| Air pollution index (US avg 100) | 81       |
| Earthquake index (US avg 100)    | 27       |
| Homes occupied                   | 81%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 20.9%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 67°F     |
| Annual precip                    | 61 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.