

French Settlement 70733

ZIP code · LA · Louisiana > Livingston Parish > French Settlement

BUYER'S MARKET

\$75K

MEDIAN SALE PRICE

-61.3%

1-YR CHANGE

21

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



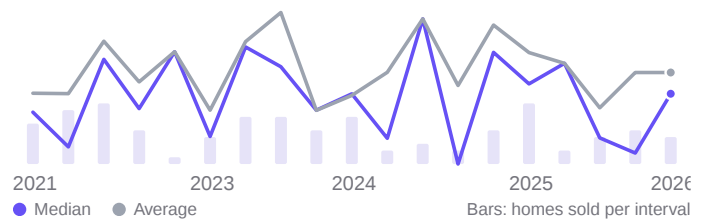
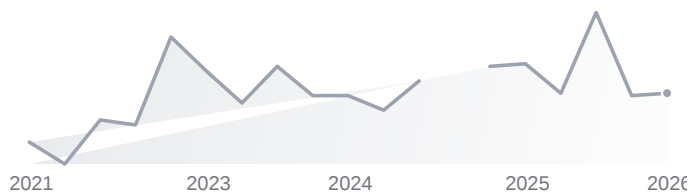
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$125K · Average \$158K

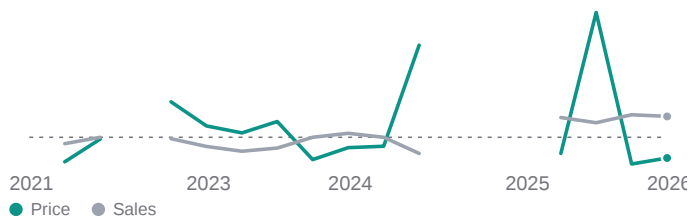


Growth (year over year)

Price -61.3% · Sales +61.5%

Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

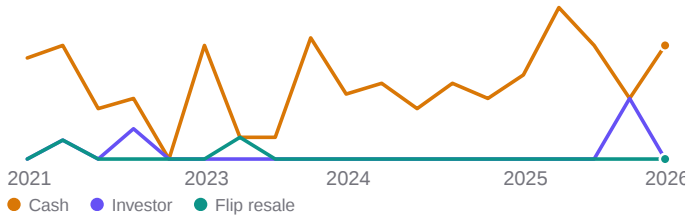
3.0%



BUYERS & OUTCOMES

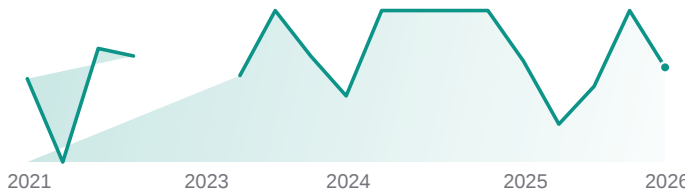
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



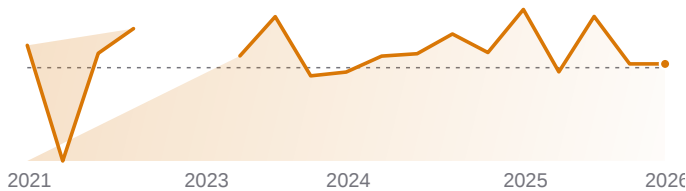
Sellers who sold at a gain

75%

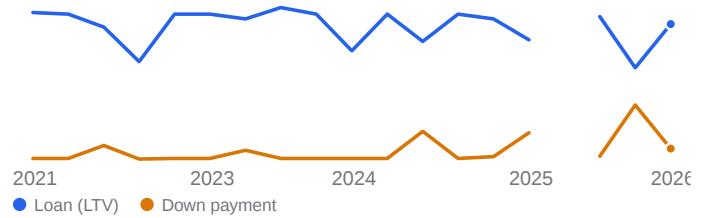


Median annualized return at resale

+1.1%

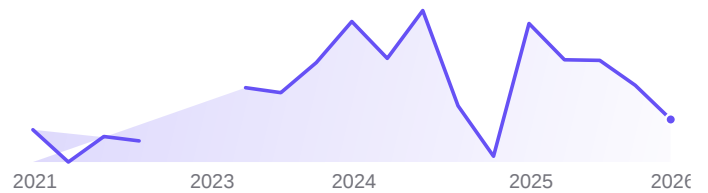


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	704
Median value (AVM)	\$218K
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	6.5%
Owner occupied	85%
Company owned	5.5%
Median loan-to-value	57%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,744
Density	168 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	22.1%
Unemployment	1.2%
Average temp	68°F
Annual precip	65 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.