

Saint Francisville 70775

ZIP code · LA · Louisiana > West Feliciana Parish

SELLER'S MARKET

\$355K

MEDIAN SALE PRICE

+26.9%

1-YR CHANGE

120

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

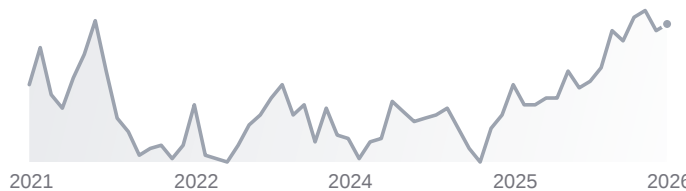
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

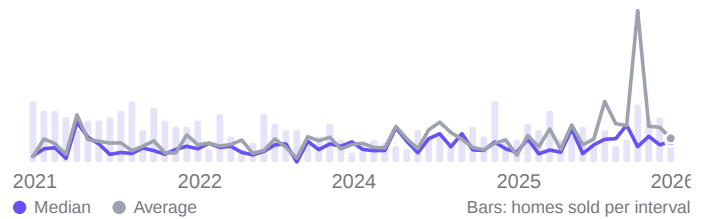
Market temperature (0–100)

64 / 100



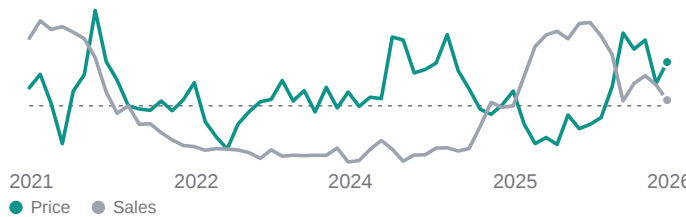
Sale prices

Median \$350K · Average \$379K



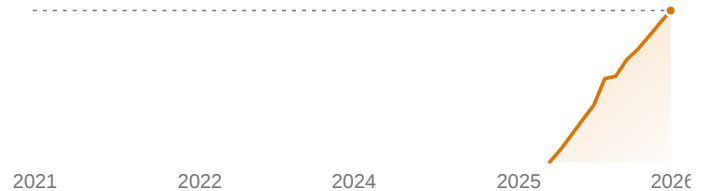
Growth (year over year)

Price +26.9% · Sales +3.4%



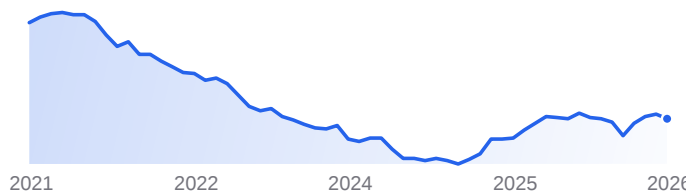
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

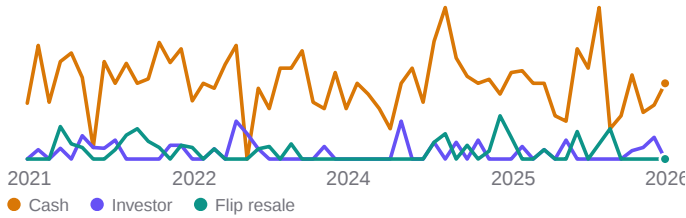
2.9%



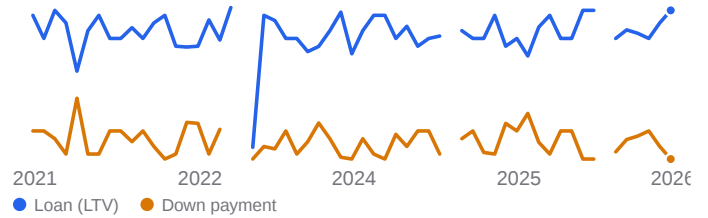
BUYERS & OUTCOMES

Buyer mix

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

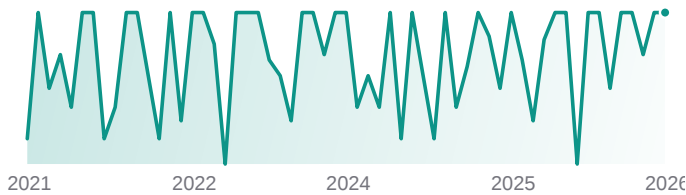


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Sellers who sold at a gain

100%



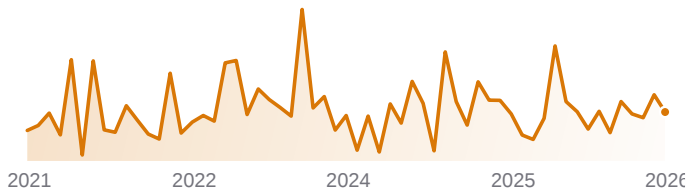
Typical hold before selling

2.6 yrs



Median annualized return at resale

+4.8%



HOUSING STOCK

Homes	4,169
Median value (AVM)	\$308K
Median size	1,216 ft²
Median year built	2018
Single family	75%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	6.0%
Owner occupied	77%
Company owned	9.8%
Median loan-to-value	49%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	14,282
Density	39 / mi²
Median household income	\$77K
Average household income	\$102K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	29
Homes occupied	76%
Bachelor's or higher	12%
Poverty rate	9.7%
Unemployment	0.7%
Average temp	67°F
Annual precip	64 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.