

# Sunshine 70780

ZIP code · LA · Louisiana > Iberville Parish

BUYER'S MARKET

**\$763K**

MEDIAN SALE PRICE

**+139.0%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$155K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



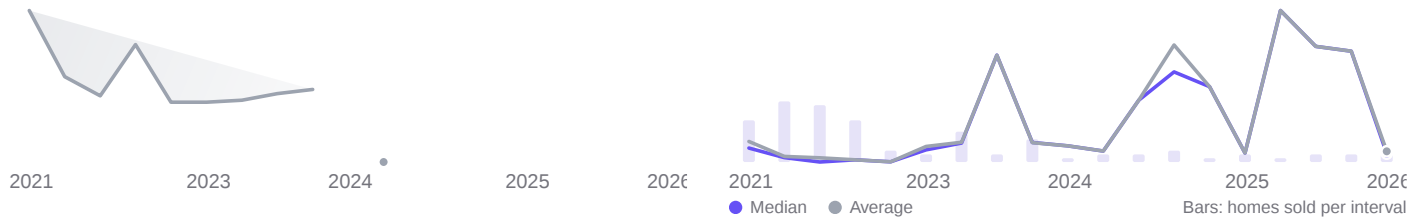
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$125K · Average \$140K

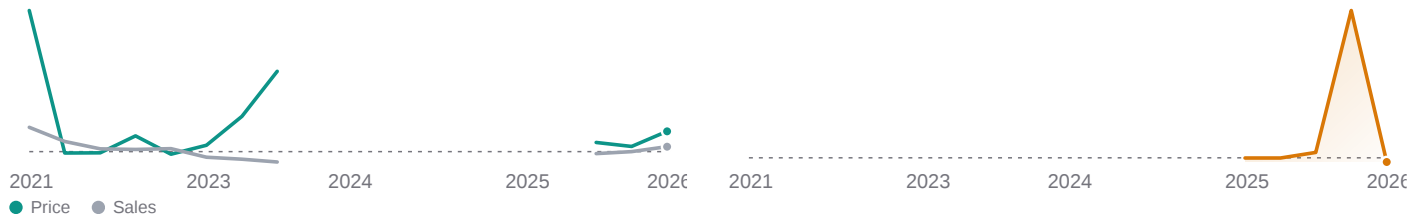


Growth (year over year)

Price +139.0% · Sales +33.3%

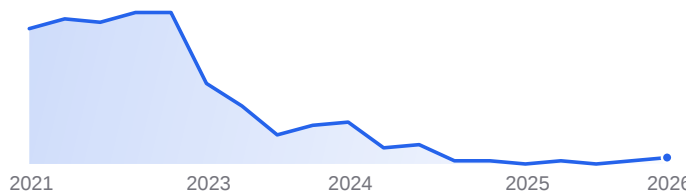
Sale premium vs estimated value

-10.7%



Annual turnover (share of homes sold)

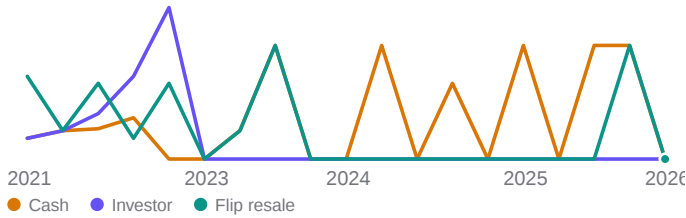
2.0%



## BUYERS & OUTCOMES

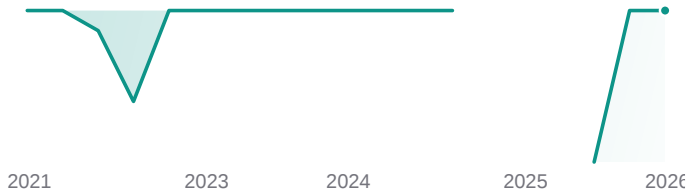
### Buyer mix

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



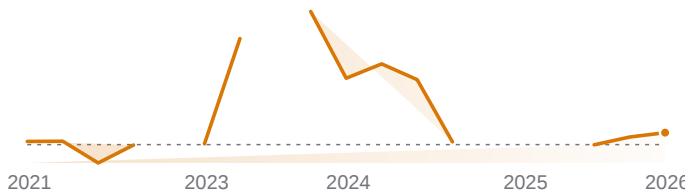
### Sellers who sold at a gain

100%

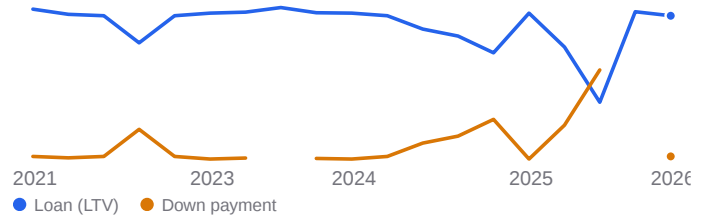


### Median annualized return at resale

+46.6%

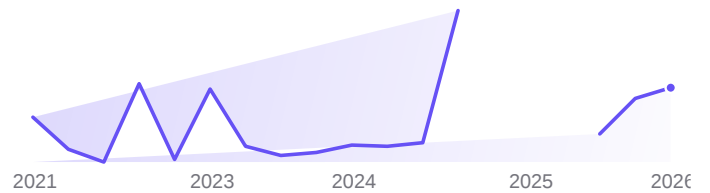


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



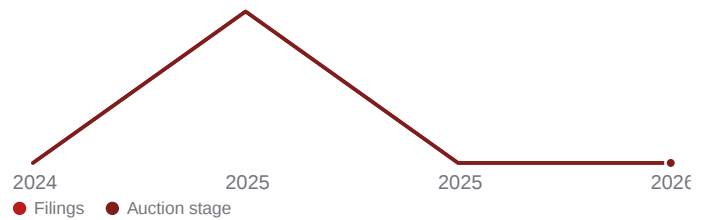
### Typical hold before selling

6.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 406    |
| Median value (AVM) | \$155K |
| Single family      | 91%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 45%     |
| Underwater (LTV 125% or more) | 10%     |
| Owner occupied                | 90%     |
| Company owned                 | 6.2%    |
| Median loan-to-value          | 68%     |
| Typical ownership tenure      | 6.0 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,534</b>    |
| Density                          | <b>86 / mi²</b> |
| Median household income          | <b>\$79K</b>    |
| Average household income         | <b>\$112K</b>   |
| Crime index (US avg 100)         | <b>48</b>       |
| Air pollution index (US avg 100) | <b>90</b>       |
| Earthquake index (US avg 100)    | <b>29</b>       |
| Homes occupied                   | <b>87%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>6.6%</b>     |
| Unemployment                     | <b>1.3%</b>     |
| Average temp                     | <b>67°F</b>     |
| Annual precip                    | <b>62 in</b>    |
| Sunshine                         | <b>60%</b>      |

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.