

Ventress 70783

ZIP code · LA · Louisiana · Pointe Coupee Parish · Ventress

SELLER'S MARKET

\$190K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

35

SALES (12 MO)

\$260K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

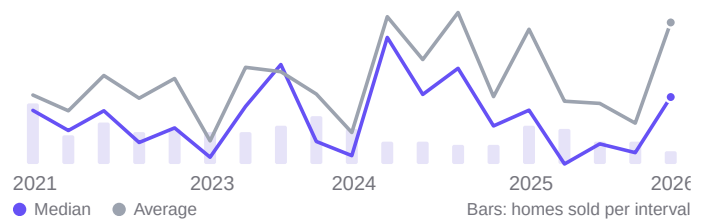
Market temperature (0-100)

65 / 100



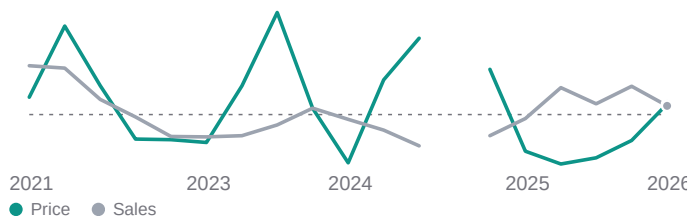
Sale prices

Median \$276K · Average \$469K



Growth (year over year)

Price +15.8% · Sales +12.9%



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

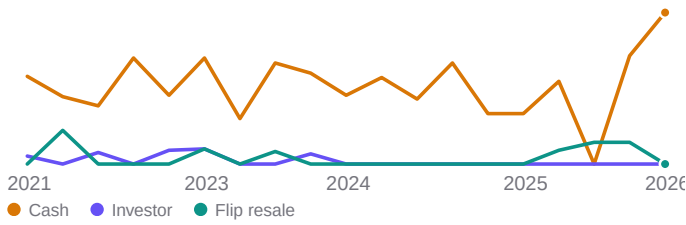
2.5%



BUYERS & OUTCOMES

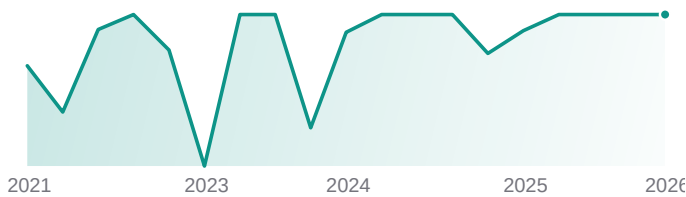
Buyer mix

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



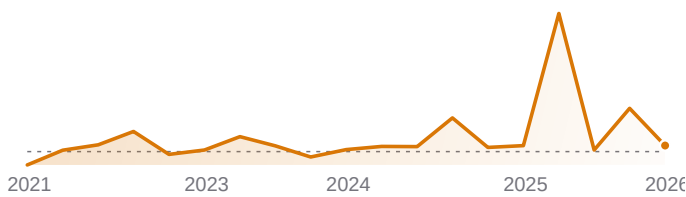
Sellers who sold at a gain

100%



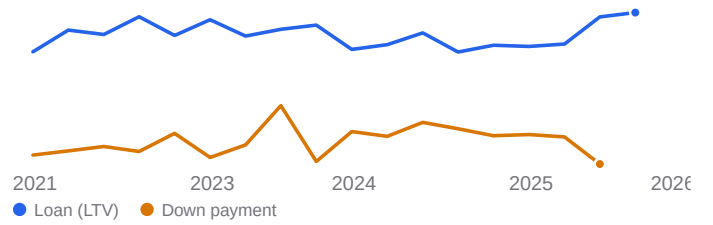
Median annualized return at resale

+5.7%



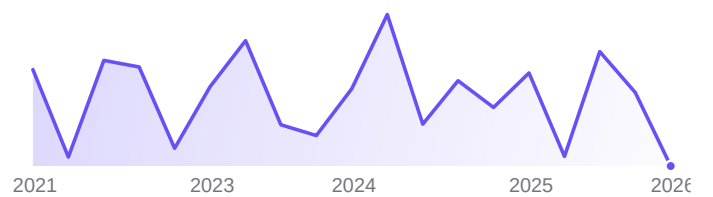
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 1.8%



Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,383
Median value (AVM)	\$260K
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	4.1%
Owner occupied	72%
Company owned	14%
Median loan-to-value	50%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	2,017
Density	83 / mi²
Median household income	\$78K
Average household income	\$118K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	31
Homes occupied	58%
Bachelor's or higher	11%
Poverty rate	11.6%
Unemployment	1.1%
Average temp	67°F
Annual precip	63 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.