

Belcher 71004

ZIP code · LA · Louisiana > Caddo Parish > Belcher

\$161K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

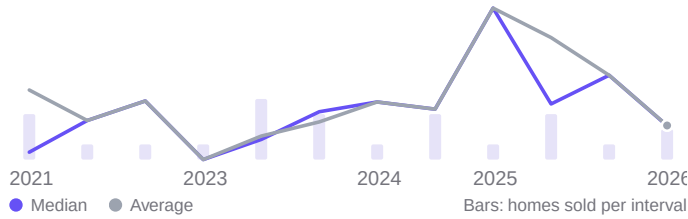
MARKET TRENDS (5 YEARS)

Sale prices

Median \$110K · Average \$110K

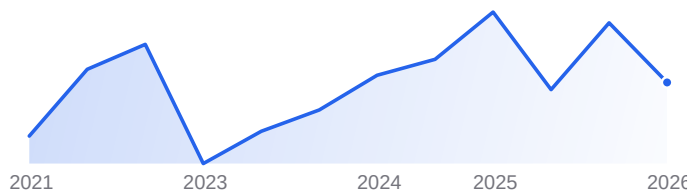
Growth (year over year)

Price +19.5% · Sales +75.0%



Price per square foot

\$90/ft²



Annual turnover (share of homes sold)

2.7%



Sale premium vs estimated value

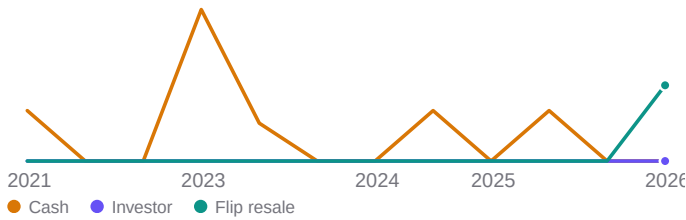
+0.0%



BUYERS & OUTCOMES

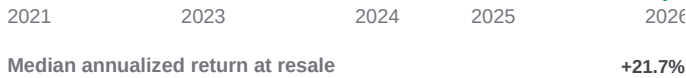
Buyer mix

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



Sellers who sold at a gain

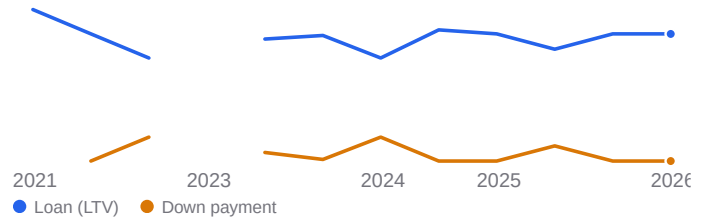
100%



Median annualized return at resale

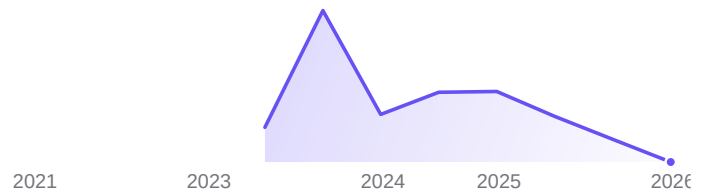
+21.7%

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



Typical hold before selling

0.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	256
Median value (AVM)	\$131K
Median size	1,400 ft²
Median bedrooms	3
Median year built	2000
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	5.8%
Owner occupied	74%
Company owned	6.7%
Median loan-to-value	14%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	383
Density	9 / mi²
Median household income	\$61K
Average household income	\$100K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	37
Homes occupied	84%
Bachelor's or higher	27%
Poverty rate	12.6%
Unemployment	1.5%
Average temp	65°F
Annual precip	52 in
Sunshine	63%

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.