

Bethany 71007

ZIP code · LA · Louisiana · Caddo Parish

BUYER'S MARKET

\$220K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



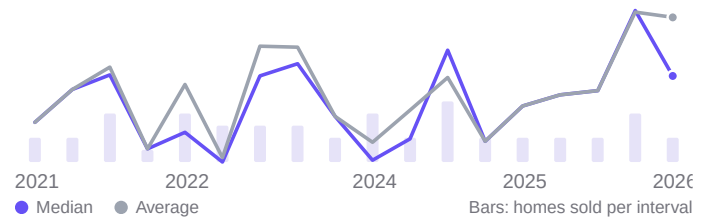
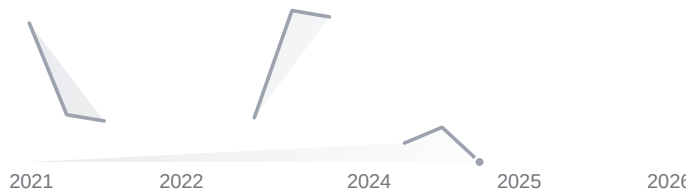
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$210K · Average \$299K

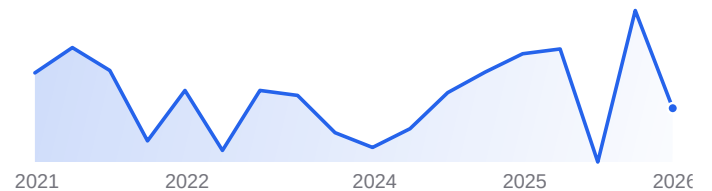
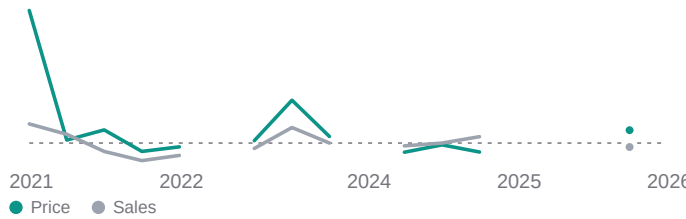


Growth (year over year)

Price +36.9% · Sales -11.1%

Price per square foot

\$94/ft²



Sale premium vs estimated value

+0.0%

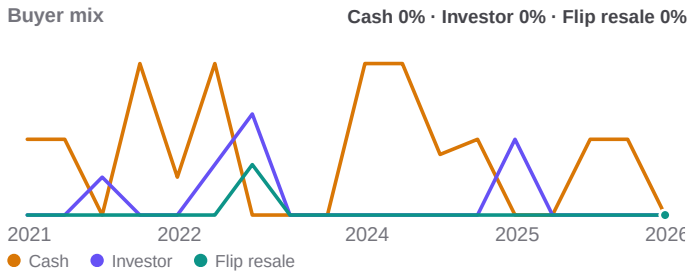
Annual turnover (share of homes sold)

2.0%

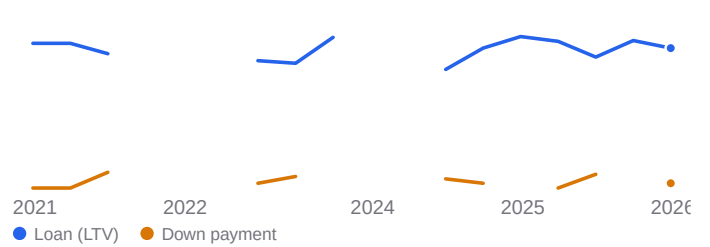


BUYERS & OUTCOMES

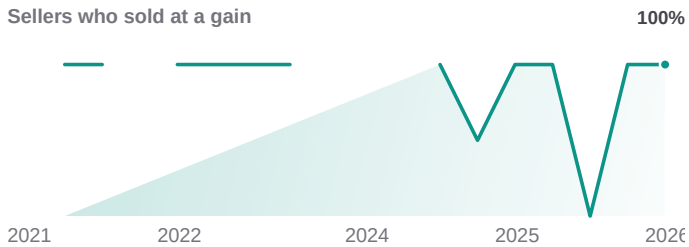
Buyer mix



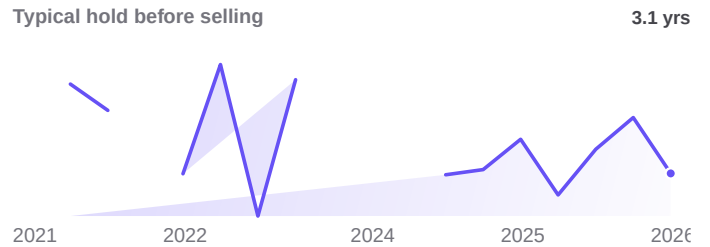
Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



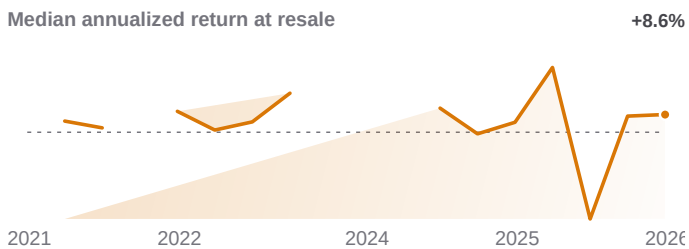
Sellers who sold at a gain



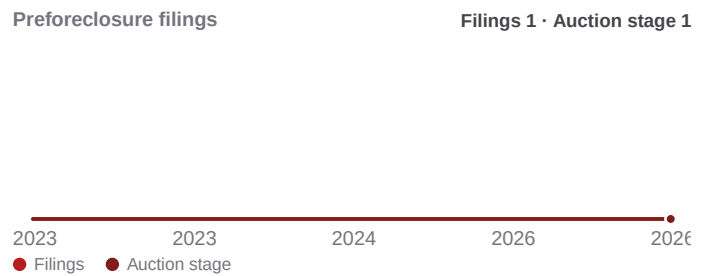
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	500
Median value (AVM)	\$173K
Median size	1,428 ft²
Median bedrooms	3
Median year built	2000
Single family	51%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	9.8%
Owner occupied	72%
Company owned	14%
Median loan-to-value	45%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	999
Density	54 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	35
Homes occupied	89%
Bachelor's or higher	17%
Poverty rate	14.0%
Unemployment	1.1%
Average temp	65°F
Annual precip	55 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.