

Bienville 71008

ZIP code · LA · Louisiana > Bienville Parish > Bienville

\$40K

MEDIAN SALE PRICE

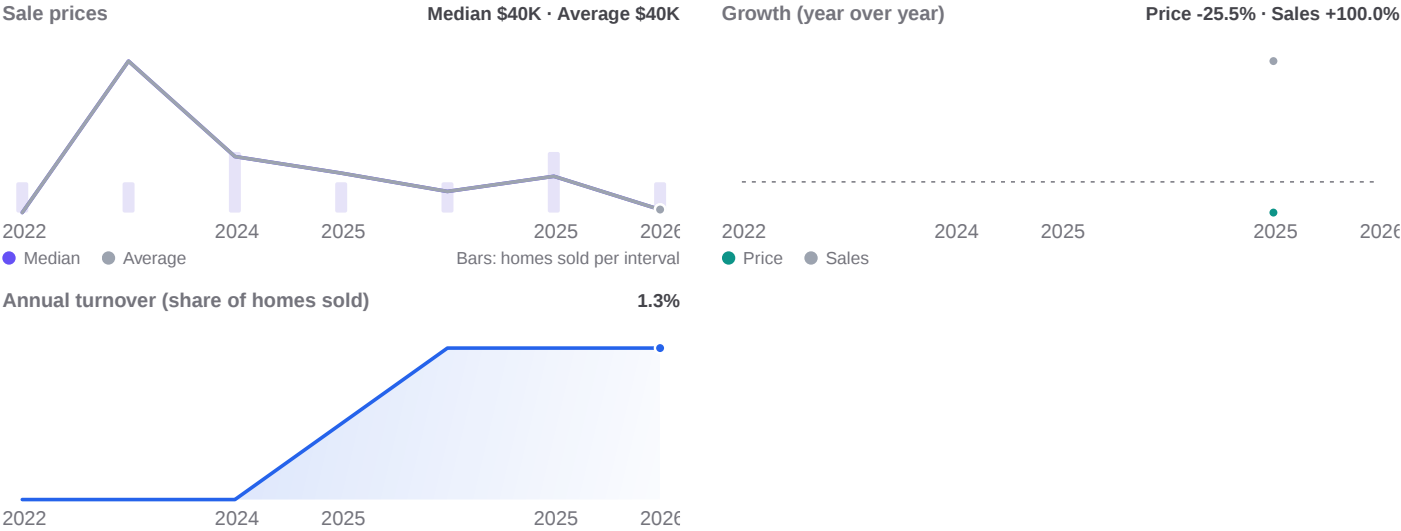
4

SALES (12 MO)

\$54K

MEDIAN VALUE (AVM)

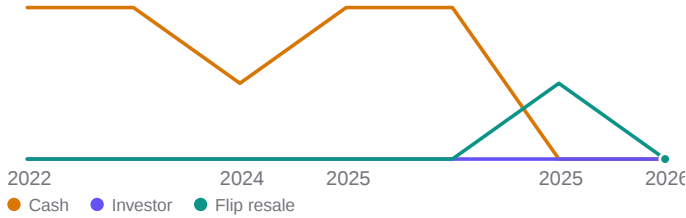
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

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

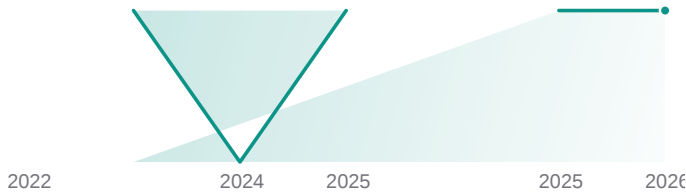


Financing (share of purchase price) Loan (LTV) 95% · Down payment 4.5%



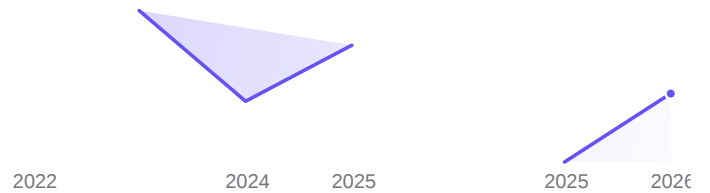
Sellers who sold at a gain

100%



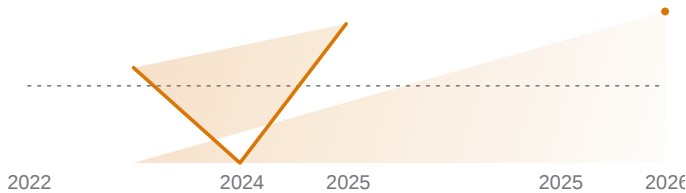
Typical hold before selling

4.6 yrs



Median annualized return at resale

+16.2%



HOUSING STOCK

Homes	307
Median value (AVM)	\$54K
Median size	840 ft²
Median year built	1900
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.7%
Owner occupied	78%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	946
Density	6 / mi ²
Median household income	\$49K
Average household income	\$63K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	30
Homes occupied	78%
Bachelor's or higher	5%
Poverty rate	28.1%
Unemployment	1.8%
Average temp	64°F
Annual precip	58 in
Sunshine	63%

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