

Castor 71016

ZIP code · LA · Louisiana > Bienville Parish > Castor

BUYER'S MARKET

\$83K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$94K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



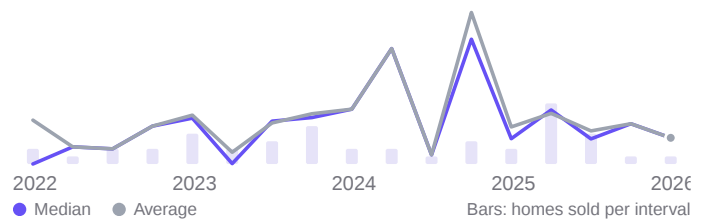
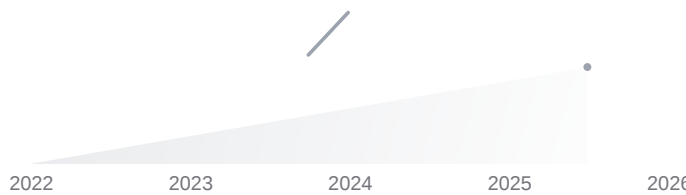
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$83K · Average \$83K

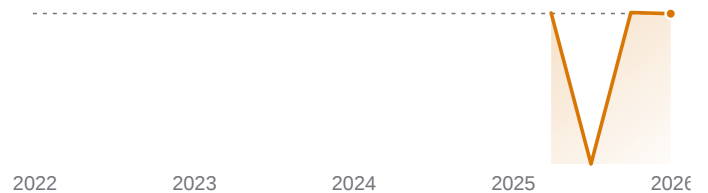
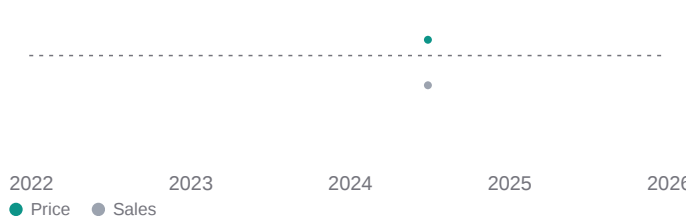


Growth (year over year)

Price +12.2% · Sales -23.1%

Sale premium vs estimated value

-0.1%



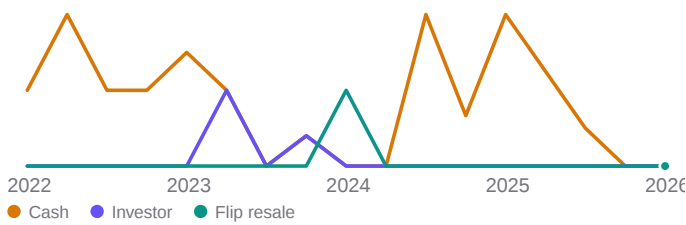
Annual turnover (share of homes sold)

1.9%

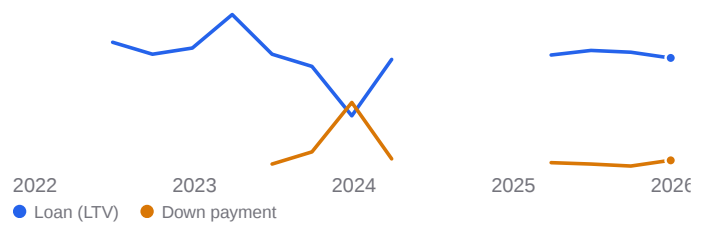


BUYERS & OUTCOMES

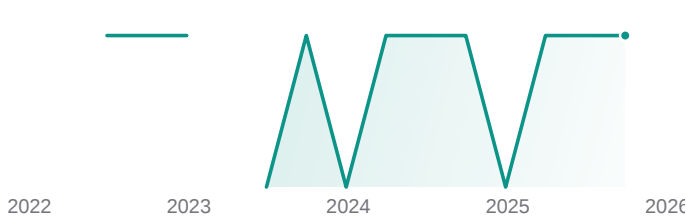
Buyer mix



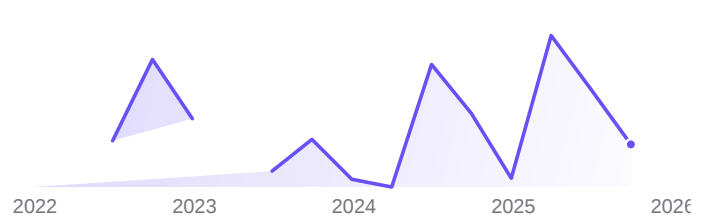
Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



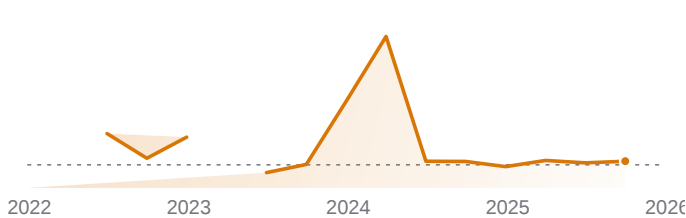
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	826
Median value (AVM)	\$94K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1995
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	8.1%
Owner occupied	78%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	2,077
Density	16 / mi²
Median household income	\$64K
Average household income	\$64K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	32
Homes occupied	79%
Bachelor's or higher	10%
Poverty rate	29.1%
Unemployment	1.4%
Average temp	64°F
Annual precip	57 in
Sunshine	63%

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