

Cotton Valley 71018

ZIP code · LA · Louisiana > Webster Parish > Cotton Valley

BALANCED MARKET

\$500K

MEDIAN SALE PRICE

+514.2%

1-YR CHANGE

6

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



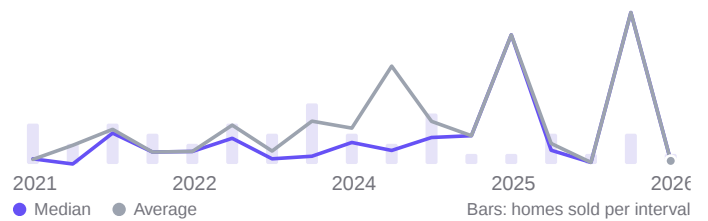
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$25K · Average \$25K

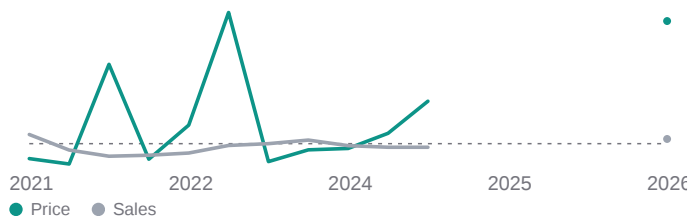


Growth (year over year)

Price +514.2% · Sales +20.0%

Sale premium vs estimated value

+22.2%



Annual turnover (share of homes sold)

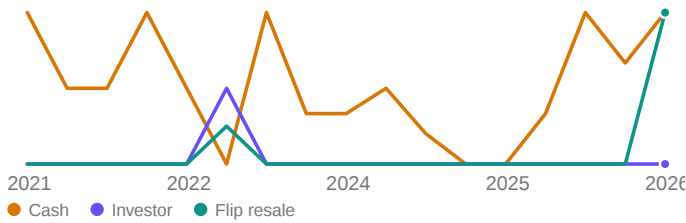
0.8%



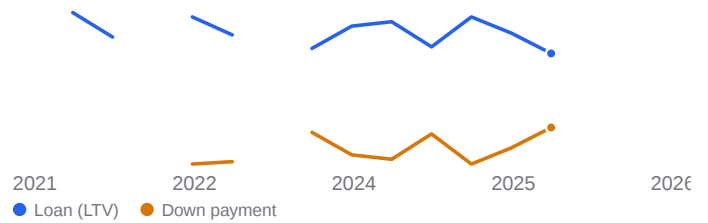
BUYERS & OUTCOMES

Buyer mix

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

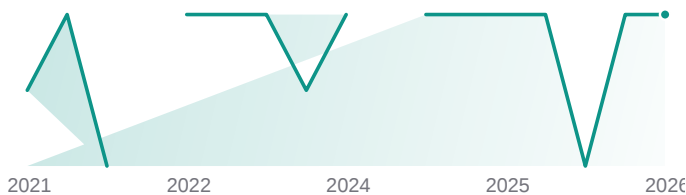


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



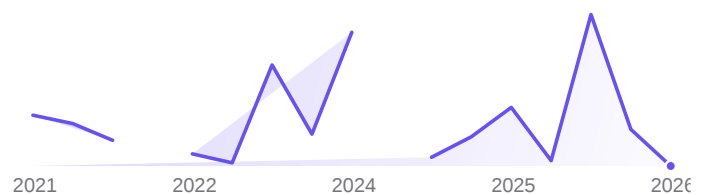
Sellers who sold at a gain

100%



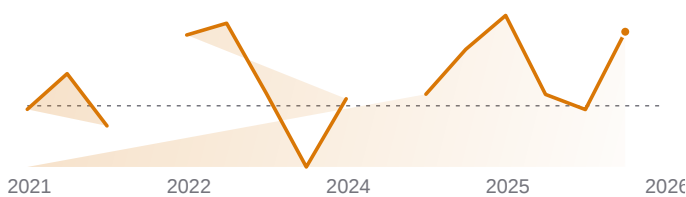
Typical hold before selling

0.3 yrs



Median annualized return at resale

+21.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	725
Median value (AVM)	\$64K
Median size	1,269 ft²
Median bedrooms	3
Median year built	1980
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.0%
Owner occupied	73%
Company owned	9.5%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,854
Density	21 / mi²
Median household income	\$44K
Average household income	\$58K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	38
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	26.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	54 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.