

# Gibbsland 71028

ZIP code · LA · Louisiana > Bienville Parish > Gibbsland

BUYER'S MARKET

**\$278K**

MEDIAN SALE PRICE

**5**

SALES (12 MO)

**\$62K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



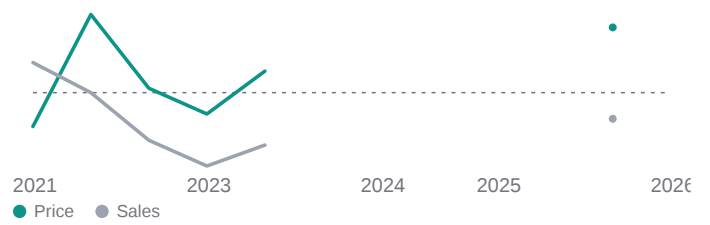
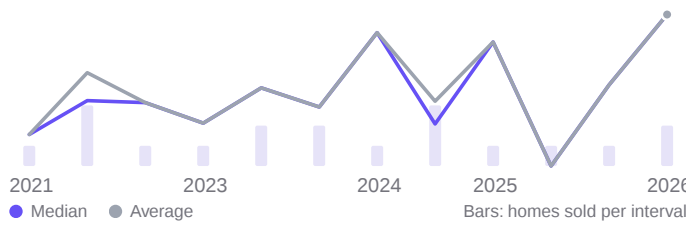
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$278K · Average \$278K

Growth (year over year)

Price +62.1% · Sales -25.0%

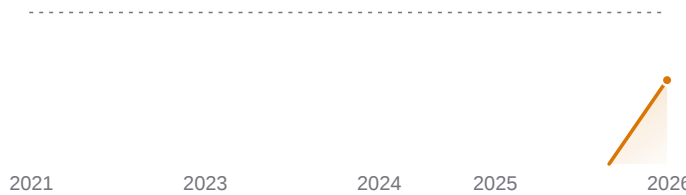


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

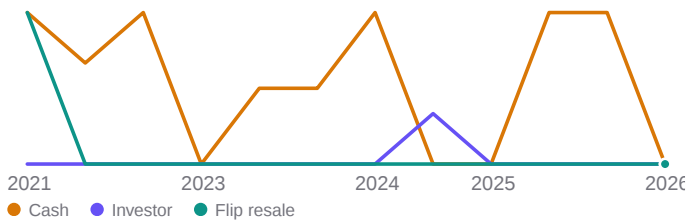
0.7%



## BUYERS & OUTCOMES

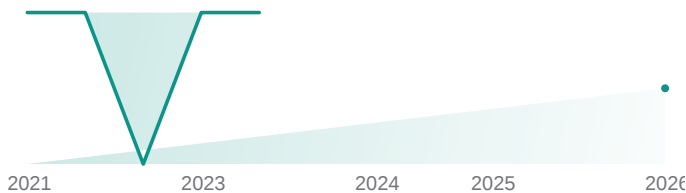
### Buyer mix

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



### Sellers who sold at a gain

50%

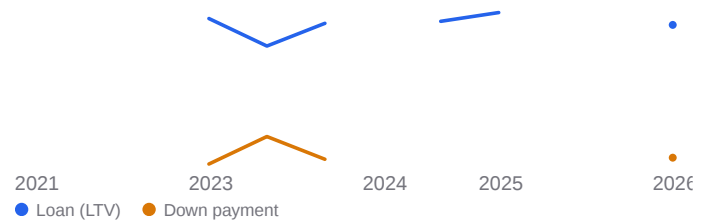


### Median annualized return at resale

+1.8%

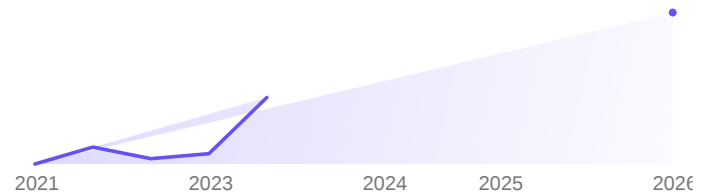


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.0%



### Typical hold before selling

15.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |       |
|--------------------|-------|
| Homes              | 690   |
| Median value (AVM) | \$62K |
| Median bedrooms    | 3     |
| Median year built  | 1960  |
| Single family      | 64%   |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 67%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 80%      |
| Company owned                 | 12%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 17.3 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>1,120</b>    |
| Density                          | <b>10 / mi²</b> |
| Median household income          | <b>\$32K</b>    |
| Average household income         | <b>\$47K</b>    |
| Crime index (US avg 100)         | <b>132</b>      |
| Air pollution index (US avg 100) | <b>115</b>      |
| Earthquake index (US avg 100)    | <b>32</b>       |
| Homes occupied                   | <b>83%</b>      |
| Bachelor's or higher             | <b>5%</b>       |
| Poverty rate                     | <b>36.3%</b>    |
| Unemployment                     | <b>1.5%</b>     |
| Average temp                     | <b>64°F</b>     |
| Annual precip                    | <b>58 in</b>    |
| Sunshine                         | <b>63%</b>      |

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.