

Grand Cane 71032

ZIP code · LA · Louisiana > De Soto Parish > Grand Cane

BALANCED MARKET

\$249K

MEDIAN SALE PRICE

+71.7%

1-YR CHANGE

8

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

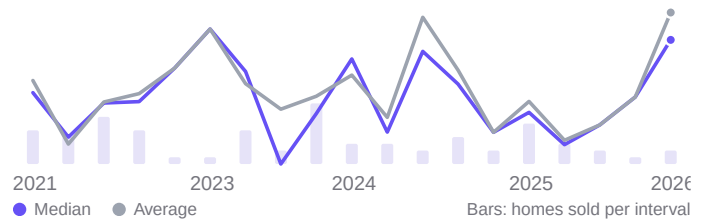
Market temperature (0-100)

56 / 100



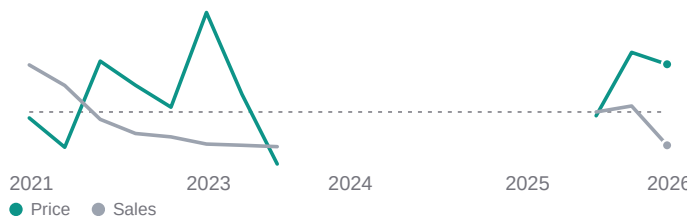
Sale prices

Median \$318K · Average \$384K



Growth (year over year)

Price +71.7% · Sales -50.0%



Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

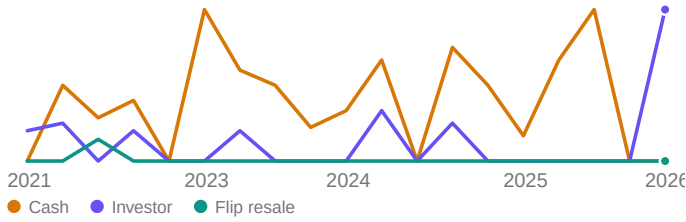
0.8%



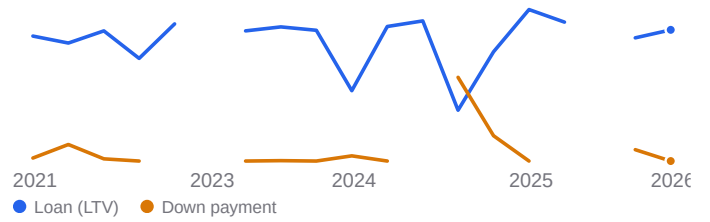
BUYERS & OUTCOMES

Buyer mix

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

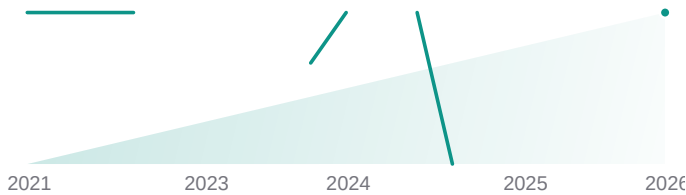


Financing (share of purchase price) Loan (LTV) 96% · Down payment 1.8%



Sellers who sold at a gain

100%



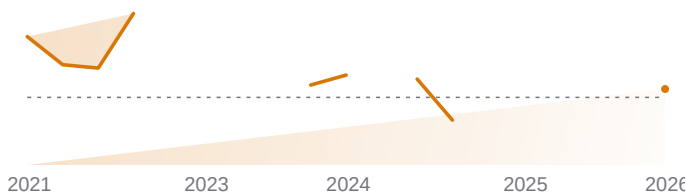
Typical hold before selling

1.9 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,027
Median value (AVM)	\$123K
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	12%
Owner occupied	81%
Company owned	9.8%
Median loan-to-value	53%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	1,939
Density	16 / mi²
Median household income	\$60K
Average household income	\$87K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	30
Homes occupied	84%
Bachelor's or higher	19%
Poverty rate	16.7%
Unemployment	1.3%
Average temp	65°F
Annual precip	53 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.