

# Keithville 71047

ZIP code · LA · Louisiana > Caddo Parish

BALANCED MARKET

**\$182K**

MEDIAN SALE PRICE

**-7.0%**

1-YR CHANGE

**138**

SALES (12 MO)

**\$197K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



## MARKET TRENDS (5 YEARS)

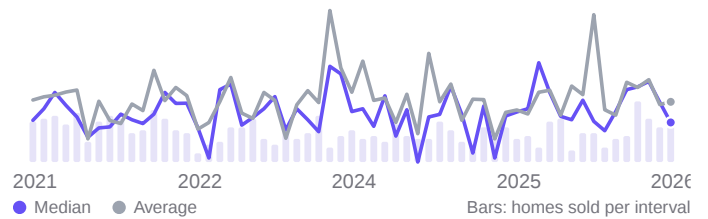
Market temperature (0-100)

44 / 100



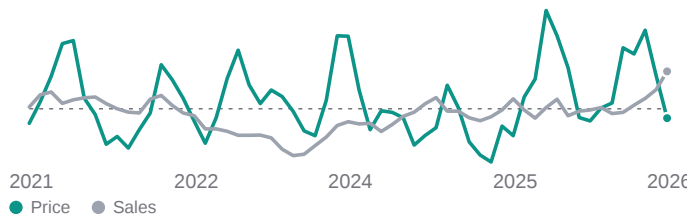
Sale prices

Median \$145K · Average \$183K



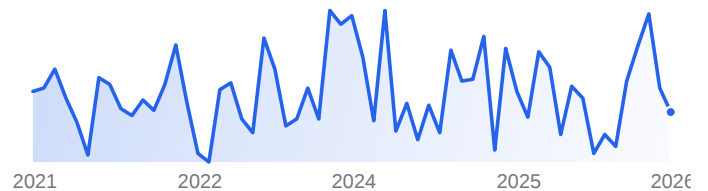
Growth (year over year)

Price -7.0% · Sales +27.8%



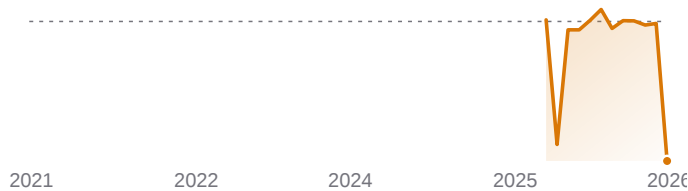
Price per square foot

\$84/ft²



Sale premium vs estimated value

-5.4%



Annual turnover (share of homes sold)

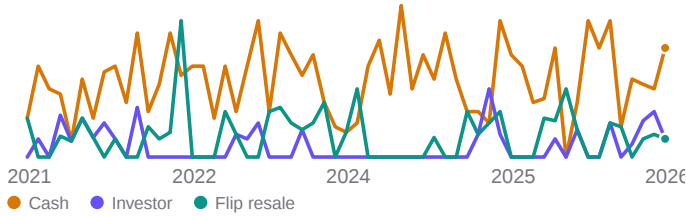
2.9%



## BUYERS & OUTCOMES

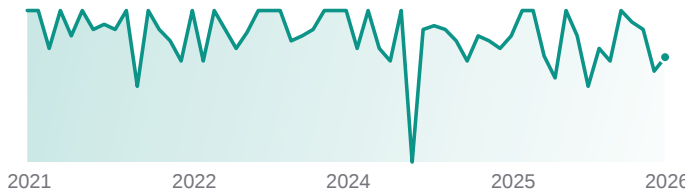
### Buyer mix

Cash 40% · Investor 6.7% · Flip resale 6.7%



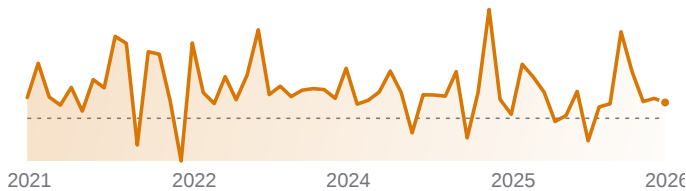
### Sellers who sold at a gain

69%

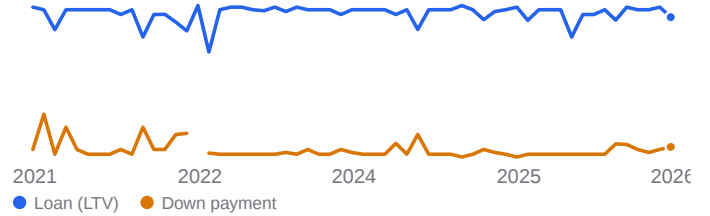


### Median annualized return at resale

+2.0%

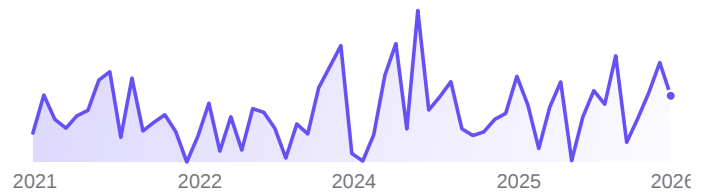


### Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



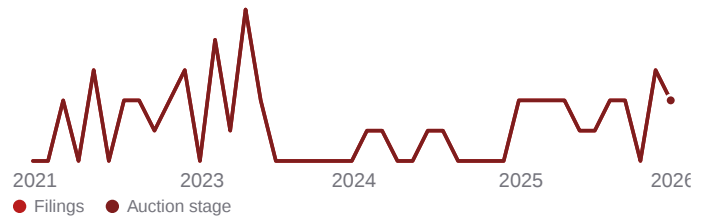
### Typical hold before selling

6.4 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,718     |
| Median value (AVM) | \$197K    |
| Median size        | 1,583 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1999      |
| Single family      | 53%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 42%      |
| Underwater (LTV 125% or more) | 5.1%     |
| Owner occupied                | 85%      |
| Company owned                 | 7.4%     |
| Median loan-to-value          | 63%      |
| Typical ownership tenure      | 10.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 10,590   |
| Density                          | 99 / mi² |
| Median household income          | \$57K    |
| Average household income         | \$74K    |
| Crime index (US avg 100)         | 61       |
| Air pollution index (US avg 100) | 116      |
| Earthquake index (US avg 100)    | 32       |
| Homes occupied                   | 90%      |
| Bachelor's or higher             | 12%      |
| Poverty rate                     | 15.2%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 65°F     |
| Annual precip                    | 54 in    |
| Sunshine                         | 63%      |

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