

Mansfield 71052

ZIP code · LA · Louisiana > De Soto Parish > Mansfield

BUYER'S MARKET

\$63K

MEDIAN SALE PRICE

-50.8%

1-YR CHANGE

49

SALES (12 MO)

\$58K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



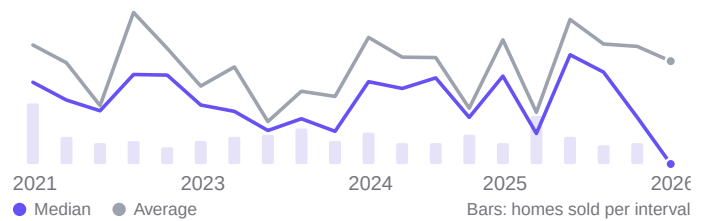
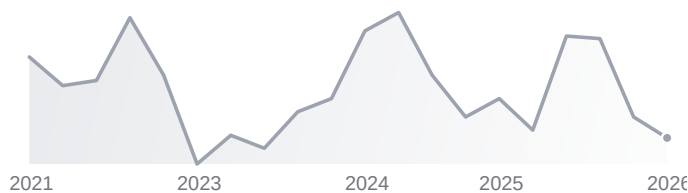
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$12K · Average \$129K

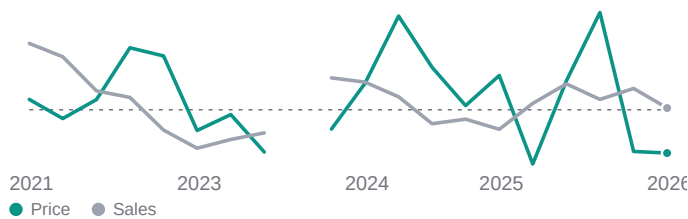


Growth (year over year)

Price -50.8% · Sales +2.1%

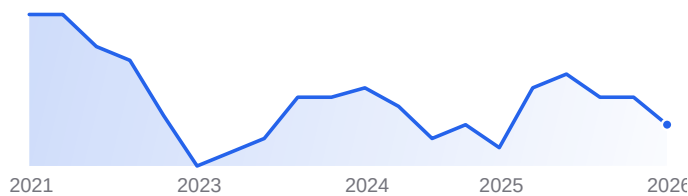
Sale premium vs estimated value

-67.5%



Annual turnover (share of homes sold)

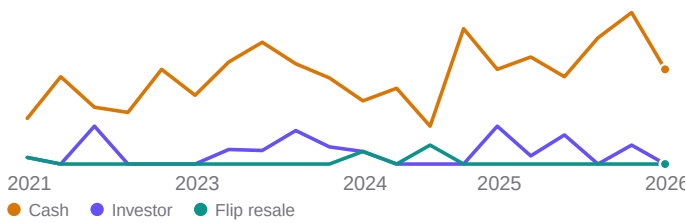
1.2%



BUYERS & OUTCOMES

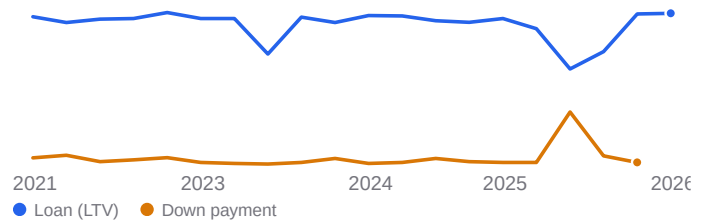
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



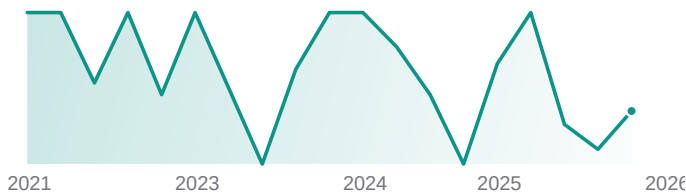
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.8%



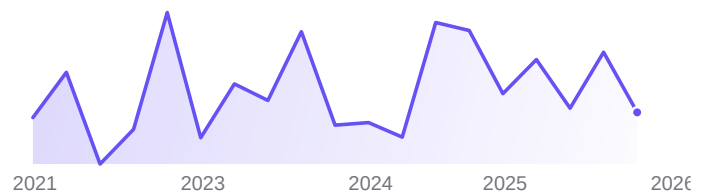
Sellers who sold at a gain

60%



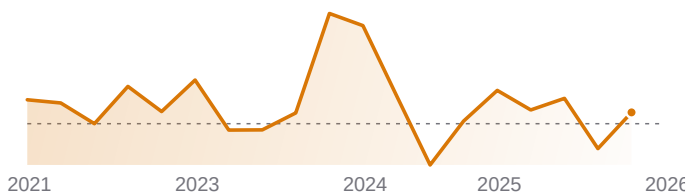
Typical hold before selling

5.8 yrs



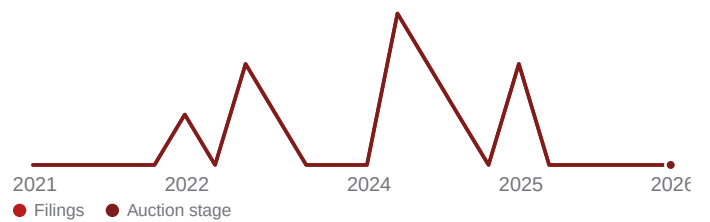
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,225
Median value (AVM)	\$58K
Median size	1,440 ft²
Median year built	2005
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	7.3%
Owner occupied	72%
Company owned	12%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	9,789
Density	29 / mi²
Median household income	\$39K
Average household income	\$51K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	33
Homes occupied	86%
Bachelor's or higher	6%
Poverty rate	27.1%
Unemployment	1.2%
Average temp	65°F
Annual precip	53 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.