

Pelican 71063

ZIP code · LA · Louisiana > De Soto Parish

\$205K

MEDIAN SALE PRICE

+141.2%

1-YR CHANGE

2

SALES (12 MO)

\$53K

MEDIAN VALUE (AVM)

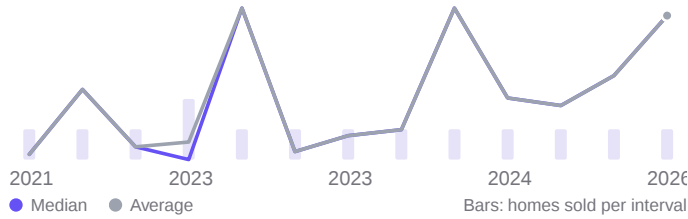
MARKET TRENDS (5 YEARS)

Sale prices

Median \$205K · Average \$205K

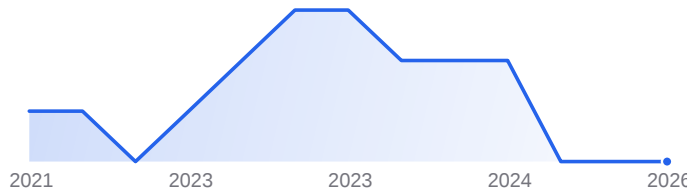
Growth (year over year)

Price +141.2% · Sales +0.0%



Annual turnover (share of homes sold)

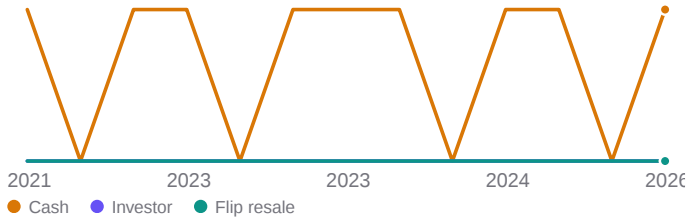
0.5%



BUYERS & OUTCOMES

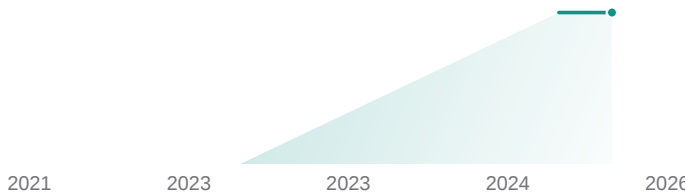
Buyer mix

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



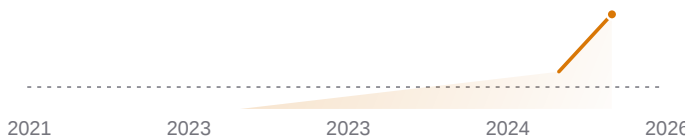
Sellers who sold at a gain

100%



Median annualized return at resale

+19.8%

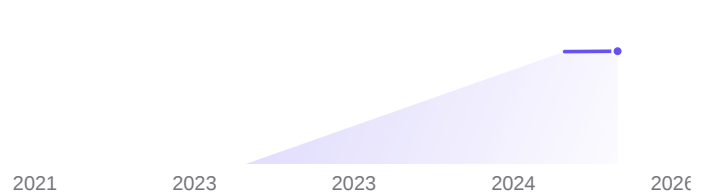


Financing (share of purchase price) Loan (LTV) 101% · Down payment 1.8%



Typical hold before selling

12.9 yrs



HOUSING STOCK

Homes	380
Median value (AVM)	\$53K
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	4.9%
Owner occupied	70%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	727
Density	8 / mi ²
Median household income	\$43K
Average household income	\$56K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	34
Homes occupied	86%
Bachelor's or higher	11%
Poverty rate	15.7%
Unemployment	1.5%
Average temp	65°F
Annual precip	54 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.