

Sibley 71073

ZIP code · LA · Louisiana · Webster Parish · Sibley

BALANCED MARKET

\$859K

MEDIAN SALE PRICE

+600.7%

1-YR CHANGE

12

SALES (12 MO)

\$98K

MEDIAN VALUE (AVM)

Market temperature

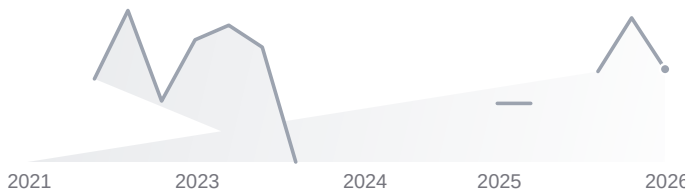
Balanced market · 44 / 100



MARKET TRENDS (5 YEARS)

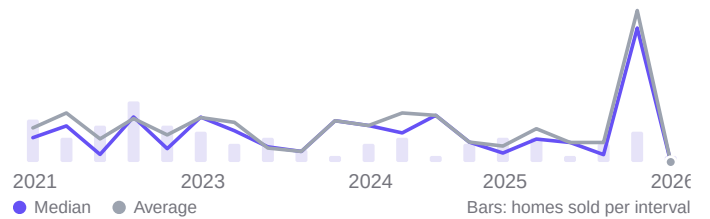
Market temperature (0–100)

44 / 100



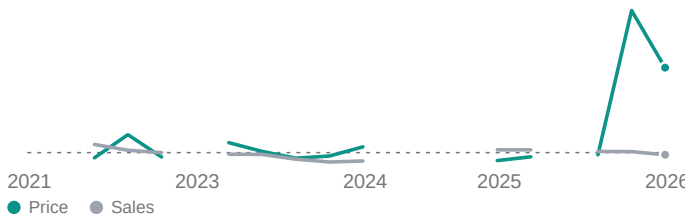
Sale prices

Median \$46K · Average \$46K



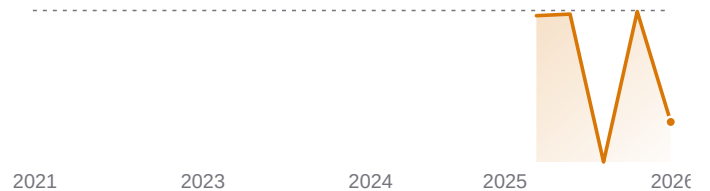
Growth (year over year)

Price +600.7% · Sales -14.3%



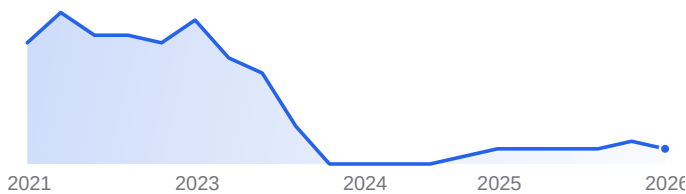
Sale premium vs estimated value

-40.4%



Annual turnover (share of homes sold)

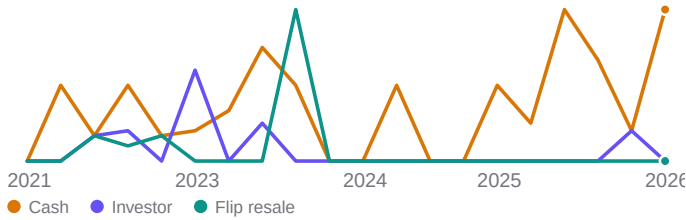
1.5%



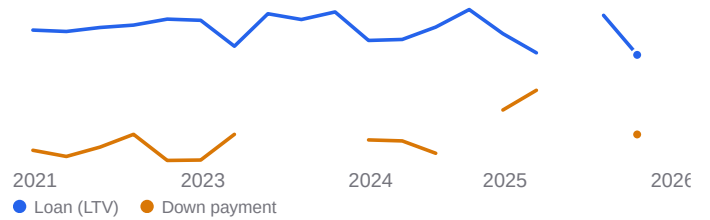
BUYERS & OUTCOMES

Buyer mix

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

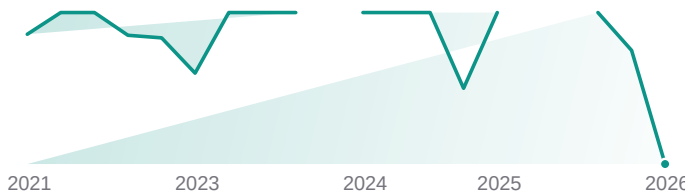


Financing (share of purchase price) Loan (LTV) 74% · Down payment 20%



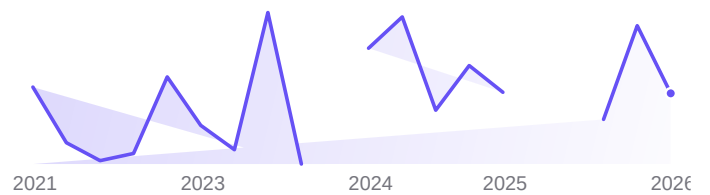
Sellers who sold at a gain

0%



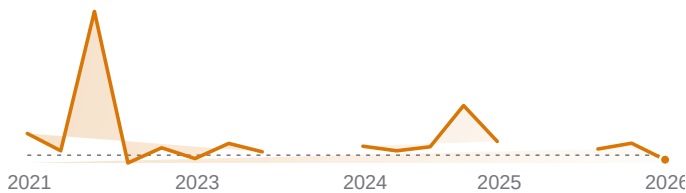
Typical hold before selling

6.5 yrs



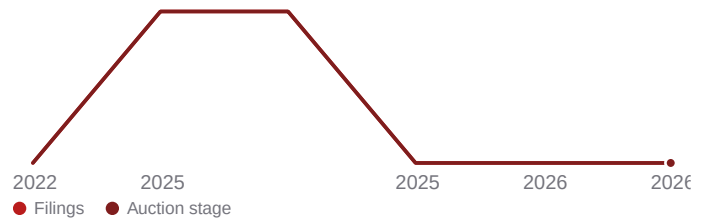
Median annualized return at resale

-2.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	807
Median value (AVM)	\$98K
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	8.8%
Owner occupied	78%
Company owned	8.7%
Median loan-to-value	59%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	1,979
Density	52 / mi²
Median household income	\$44K
Average household income	\$66K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	36
Homes occupied	84%
Bachelor's or higher	6%
Poverty rate	22.2%
Unemployment	1.1%
Average temp	65°F
Annual precip	55 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.