

# Vivian 71082

ZIP code · LA · Louisiana > Caddo Parish > Vivian

BALANCED MARKET

**\$69K**

MEDIAN SALE PRICE

**+0.5%**

1-YR CHANGE

**42**

SALES (12 MO)

**\$77K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



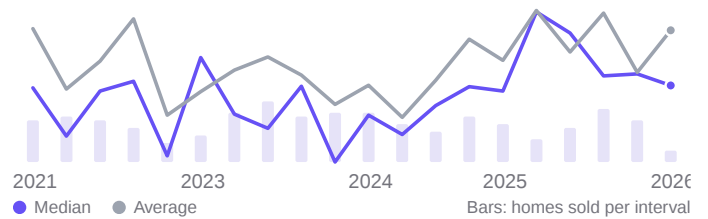
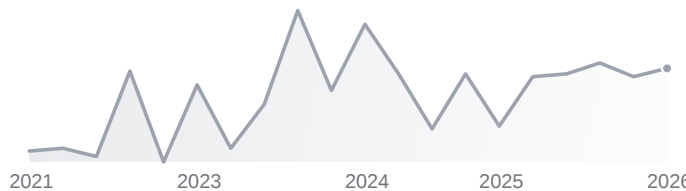
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$73K · Average \$111K

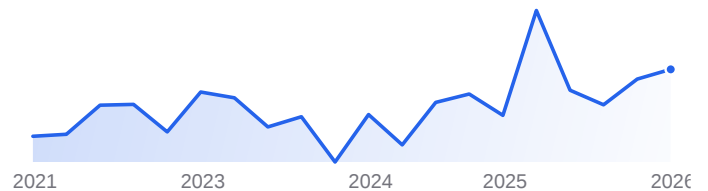
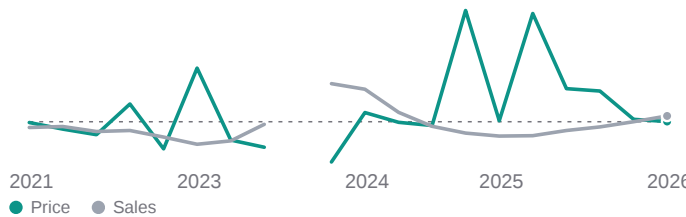


Growth (year over year)

Price +0.5% · Sales +10.5%

Price per square foot

\$66/ft²

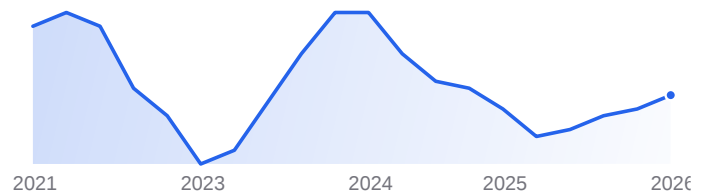


Sale premium vs estimated value

+6.5%

Annual turnover (share of homes sold)

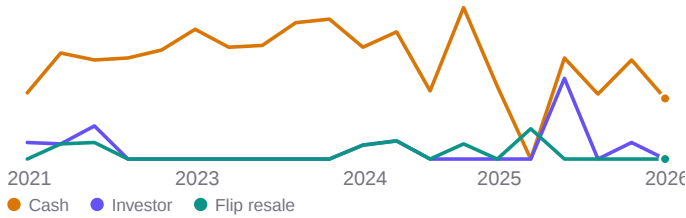
2.1%



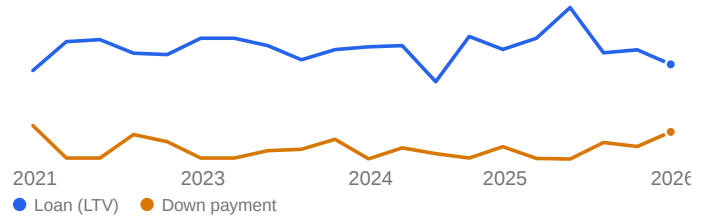
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



### Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



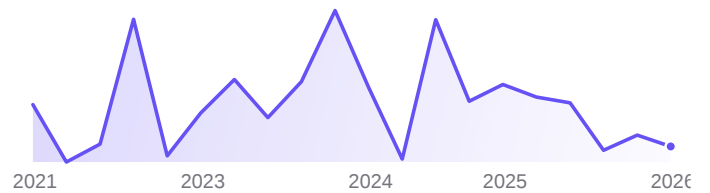
### Sellers who sold at a gain

0%



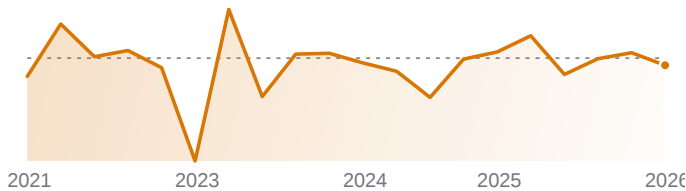
### Typical hold before selling

3.0 yrs



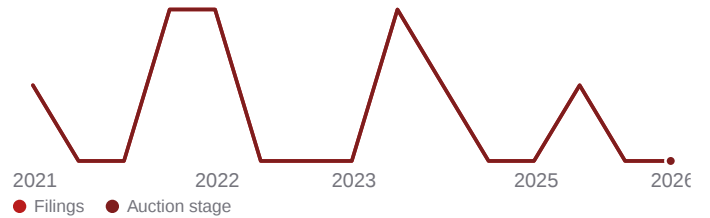
### Median annualized return at resale

-2.9%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,994     |
| Median value (AVM) | \$77K     |
| Median size        | 1,280 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 70%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 65%     |
| Underwater (LTV 125% or more) | 3.5%    |
| Owner occupied                | 74%     |
| Company owned                 | 9.5%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 4,025    |
| Density                          | 47 / mi² |
| Median household income          | \$38K    |
| Average household income         | \$49K    |
| Crime index (US avg 100)         | 139      |
| Air pollution index (US avg 100) | 118      |
| Earthquake index (US avg 100)    | 30       |
| Homes occupied                   | 86%      |
| Bachelor's or higher             | 9%       |
| Poverty rate                     | 31.4%    |
| Unemployment                     | 1.5%     |
| Average temp                     | 65°F     |
| Annual precip                    | 50 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.