

Calhoun 71225

ZIP code · LA · Louisiana > Ouachita Parish > Calhoun

BUYER'S MARKET

\$193K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

81

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



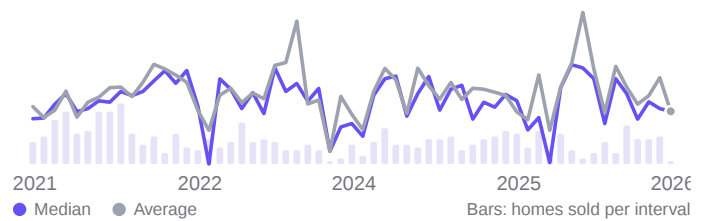
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$184K · Average \$184K

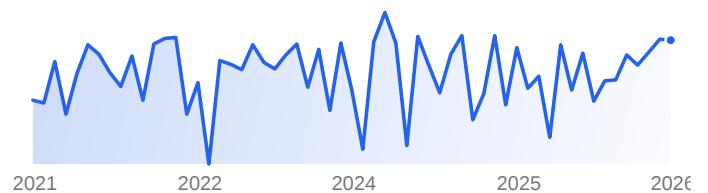
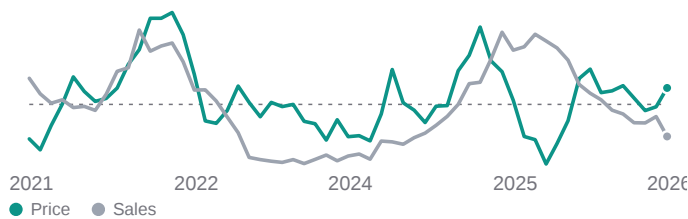


Growth (year over year)

Price +12.0% · Sales -23.6%

Price per square foot

\$156/ft²

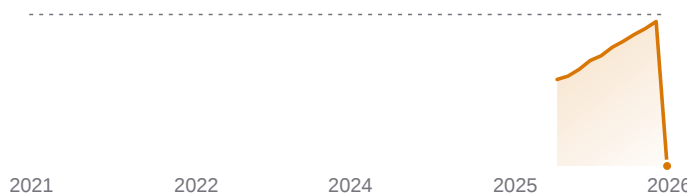


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

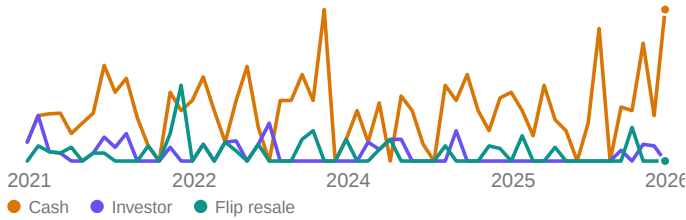
2.5%



BUYERS & OUTCOMES

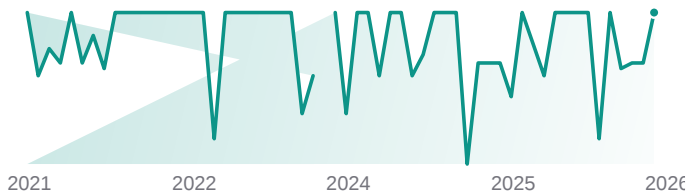
Buyer mix

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



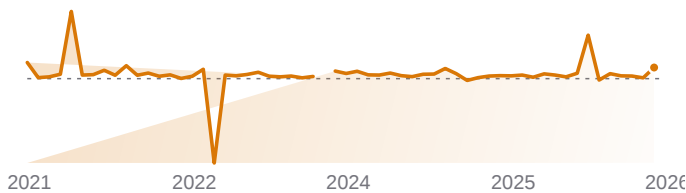
Sellers who sold at a gain

100%

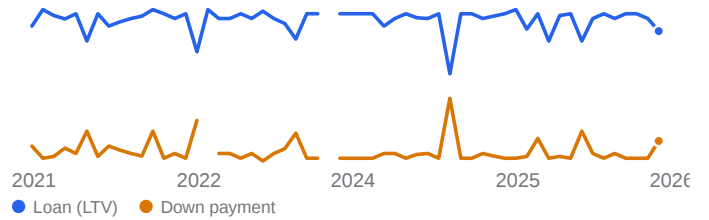


Median annualized return at resale

+11.7%

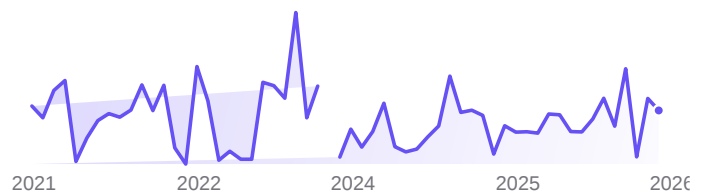


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



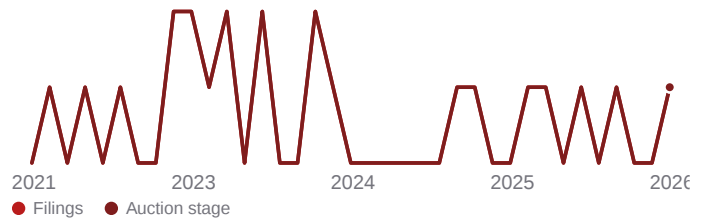
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,240
Median value (AVM)	\$258K
Median size	1,730 ft²
Median bedrooms	3
Median year built	1999
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	4.1%
Owner occupied	80%
Company owned	9.8%
Median loan-to-value	63%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	7,578
Density	130 / mi²
Median household income	\$67K
Average household income	\$91K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	9.3%
Unemployment	1.6%
Average temp	65°F
Annual precip	56 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.