

Downsville 71234

ZIP code · LA · Louisiana > Union Parish > Downsville

STRONG BUYER'S MARKET

\$100K

MEDIAN SALE PRICE

-43.5%

1-YR CHANGE

26

SALES (12 MO)

\$192K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



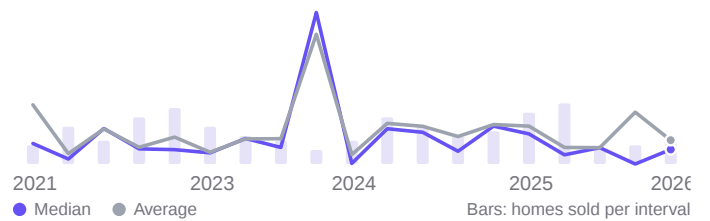
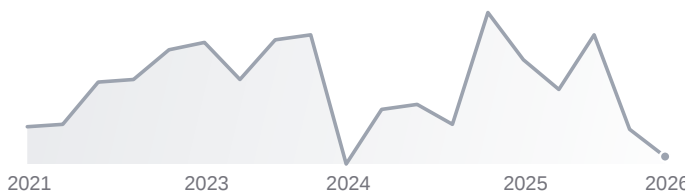
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$108K · Average \$147K

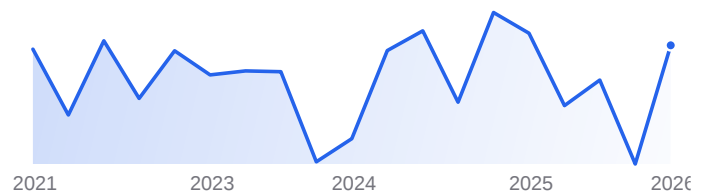
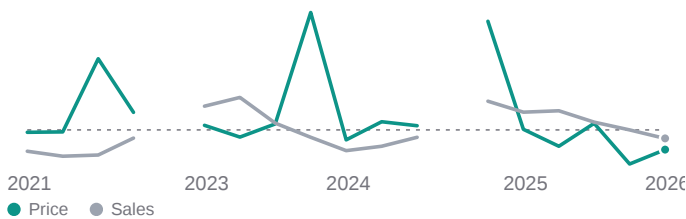


Growth (year over year)

Price -43.5% · Sales -18.8%

Price per square foot

\$102/ft²



Sale premium vs estimated value

+54.2%

Annual turnover (share of homes sold)

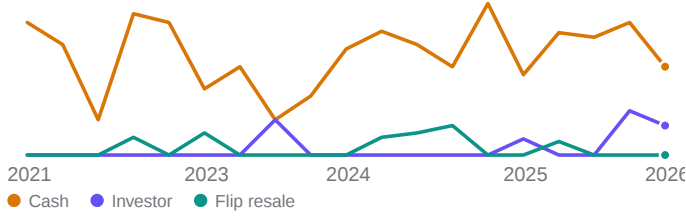
1.5%



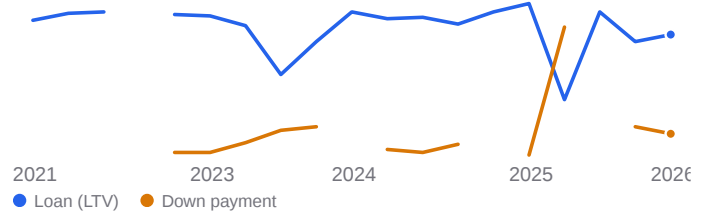
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

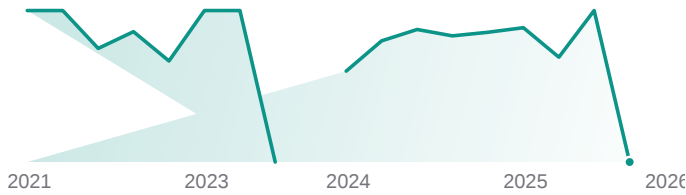


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



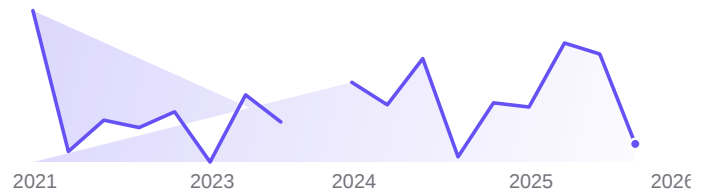
Sellers who sold at a gain

0%



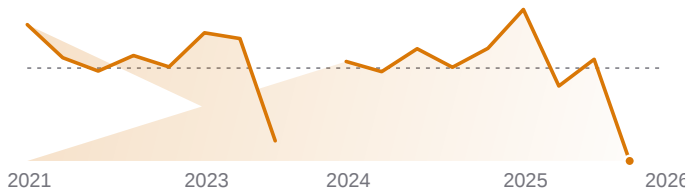
Typical hold before selling

3.1 yrs



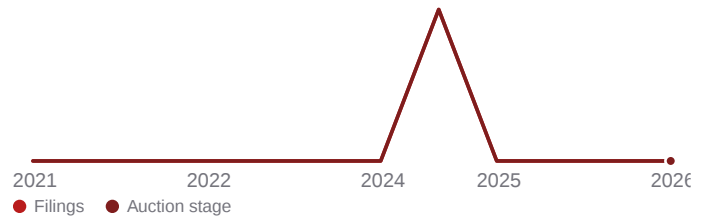
Median annualized return at resale

-25.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,734
Median value (AVM)	\$192K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1992
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	6.2%
Owner occupied	77%
Company owned	7.0%
Median loan-to-value	43%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	4,397
Density	37 / mi²
Median household income	\$73K
Average household income	\$95K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	37
Homes occupied	87%
Bachelor's or higher	17%
Poverty rate	21.2%
Unemployment	1.3%
Average temp	65°F
Annual precip	56 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.