

Dubach 71235

ZIP code · LA · Louisiana > Lincoln Parish > Dubach

BUYER'S MARKET

\$95K

MEDIAN SALE PRICE

-31.2%

1-YR CHANGE

40

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



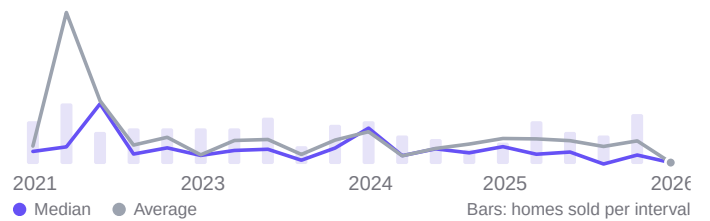
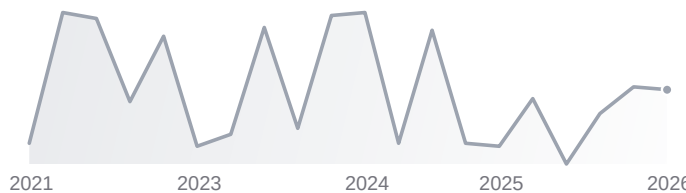
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$50K · Average \$50K

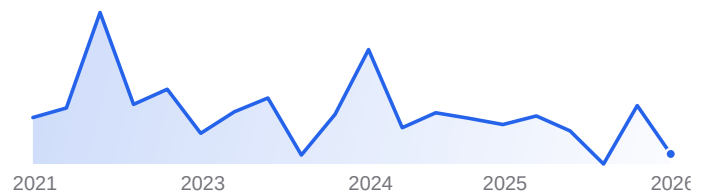
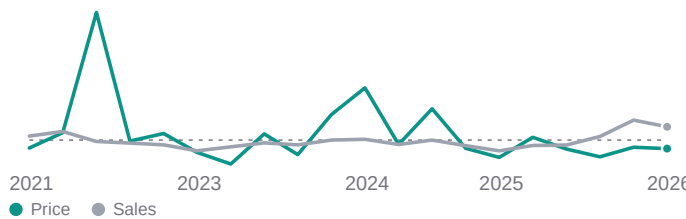


Growth (year over year)

Price -31.2% · Sales +48.1%

Price per square foot

\$35/ft²

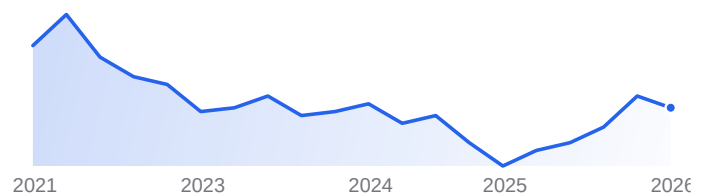


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

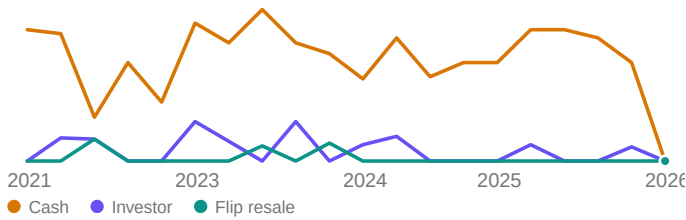
2.0%



BUYERS & OUTCOMES

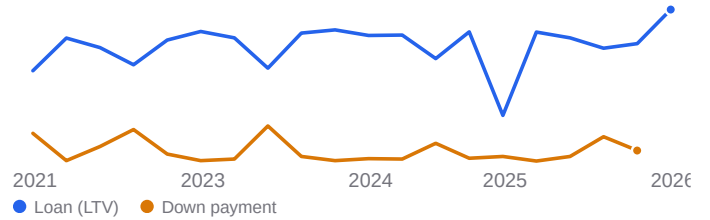
Buyer mix

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



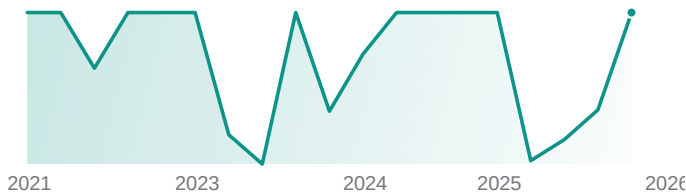
Financing (share of purchase price)

Loan (LTV) 116% · Down payment 9.5%



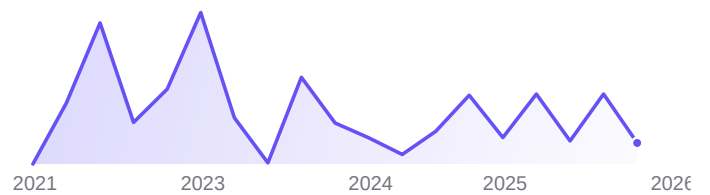
Sellers who sold at a gain

100%



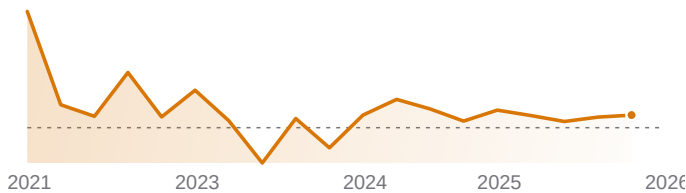
Typical hold before selling

4.5 yrs



Median annualized return at resale

+3.6%



HOUSING STOCK

Homes	1,961
Median value (AVM)	\$170K
Median size	1,539 ft²
Median bedrooms	3
Median year built	1984
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	4.0%
Owner occupied	78%
Company owned	8.2%
Median loan-to-value	46%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	4,311
Density	27 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	35
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	14.9%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.