

Farmerville 71241

ZIP code · LA · Louisiana > Union Parish > Farmerville

BUYER'S MARKET

\$122K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

90

SALES (12 MO)

\$161K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



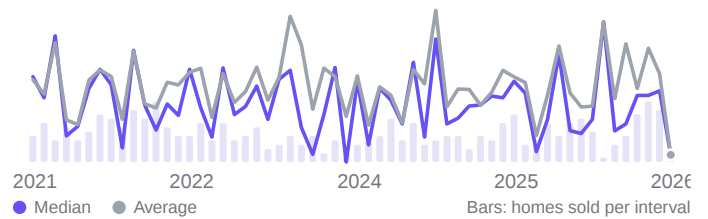
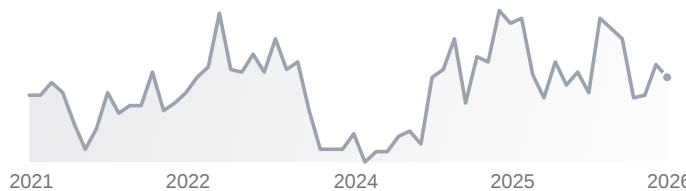
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$35K · Average \$35K

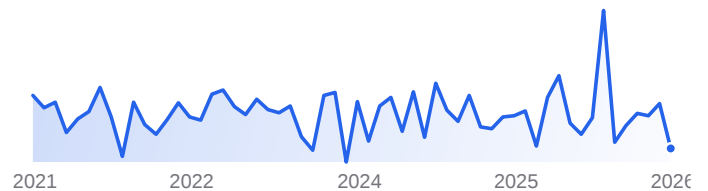
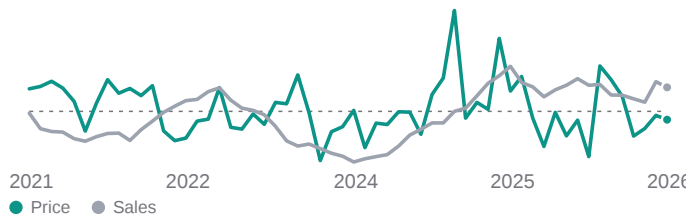


Growth (year over year)

Price -8.1% · Sales +23.3%

Price per square foot

\$33/ft²



Sale premium vs estimated value

-51.7%

Annual turnover (share of homes sold)

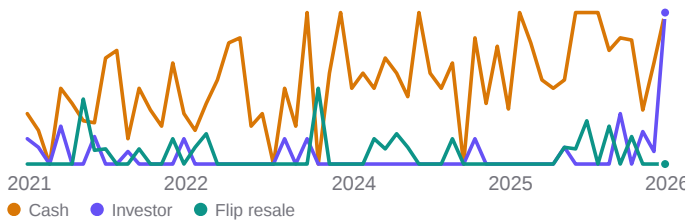
2.4%



BUYERS & OUTCOMES

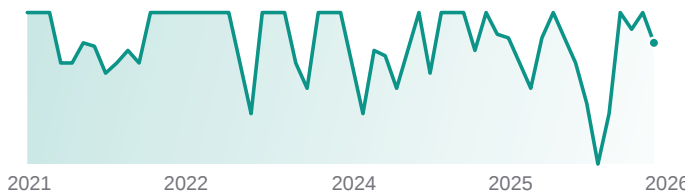
Buyer mix

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



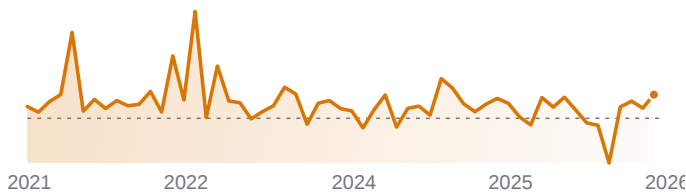
Sellers who sold at a gain

80%

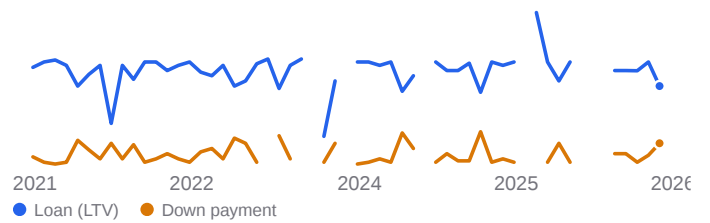


Median annualized return at resale

+7.9%

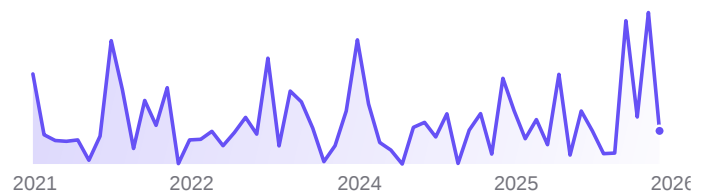


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,756
Median value (AVM)	\$161K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1984
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	4.7%
Owner occupied	73%
Company owned	8.0%
Median loan-to-value	43%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	8,550
Density	41 / mi²
Median household income	\$56K
Average household income	\$67K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	38
Homes occupied	87%
Bachelor's or higher	16%
Poverty rate	31.5%
Unemployment	1.0%
Average temp	65°F
Annual precip	56 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.