

Ruston 71270

ZIP code · LA · Louisiana > Lincoln Parish > Ruston

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

+11.9%

1-YR CHANGE

312

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

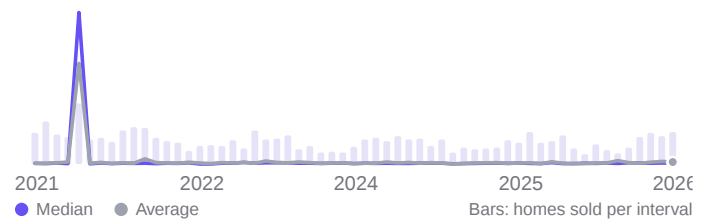
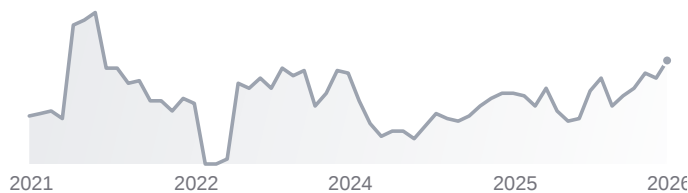
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$245K · Average \$338K

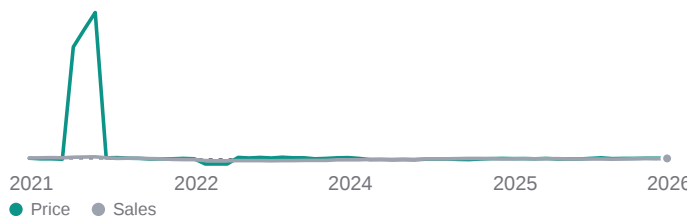


Growth (year over year)

Price +11.9% · Sales +6.1%

Price per square foot

\$158/ft²

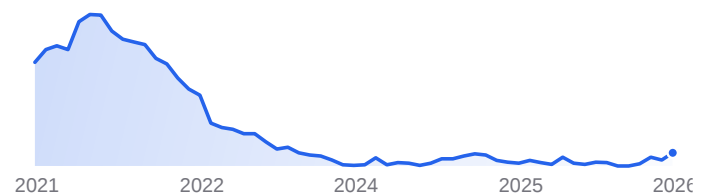
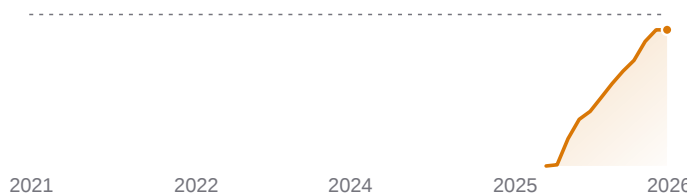


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

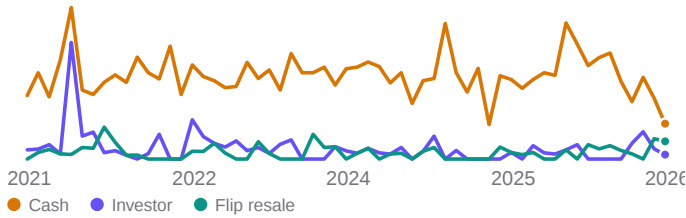
3.0%



BUYERS & OUTCOMES

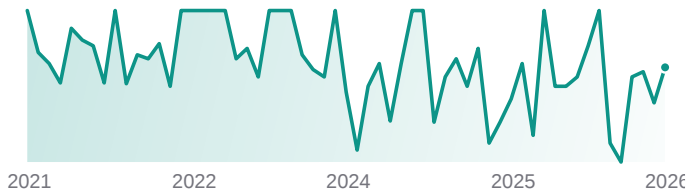
Buyer mix

Cash 21% · Investor 2.6% · Flip resale 10%



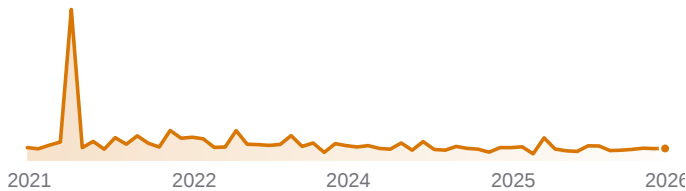
Sellers who sold at a gain

89%

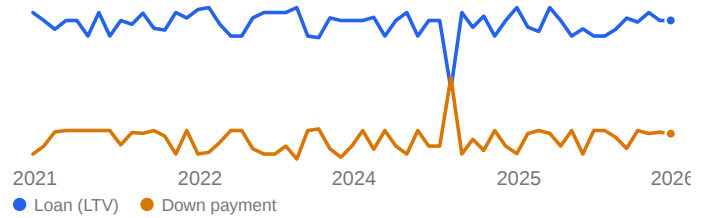


Median annualized return at resale

+3.3%

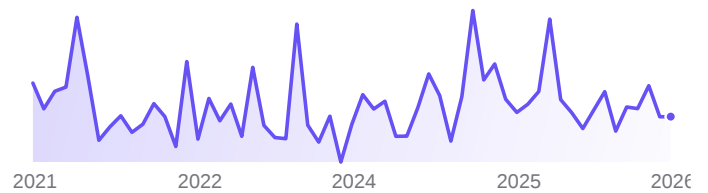


Financing (share of purchase price) Loan (LTV) 90% · Down payment 18%



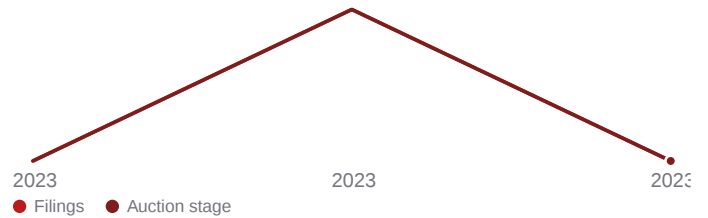
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,415
Median value (AVM)	\$227K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1982
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.8%
Owner occupied	68%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	34,356
Density	171 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	37
Homes occupied	90%
Bachelor's or higher	21%
Poverty rate	30.4%
Unemployment	1.3%
Average temp	65°F
Annual precip	57 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.