

Simsboro 71275

ZIP code · LA · Louisiana > Lincoln Parish > Simsboro

BUYER'S MARKET

\$147K

MEDIAN SALE PRICE

+4.3%

1-YR CHANGE

10

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



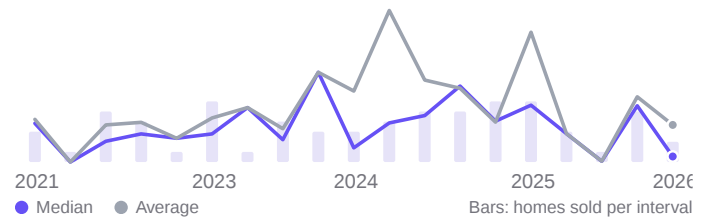
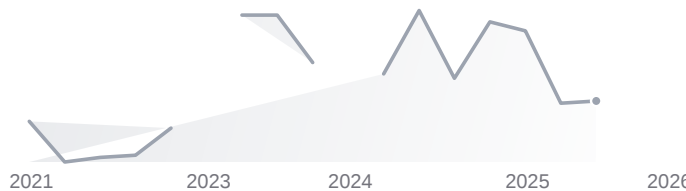
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$62K · Average \$128K

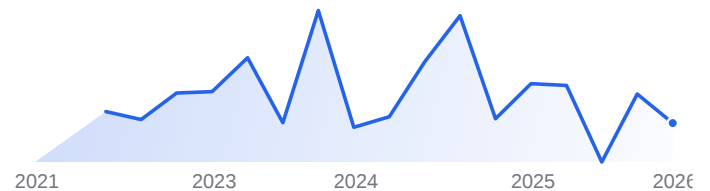
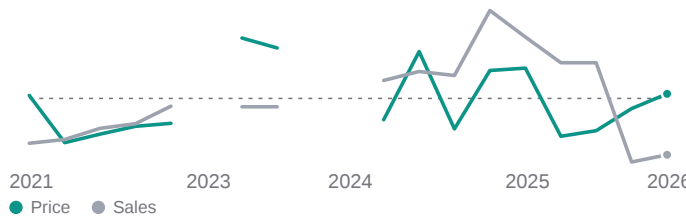


Growth (year over year)

Price +4.3% · Sales -52.4%

Price per square foot

\$54/ft²

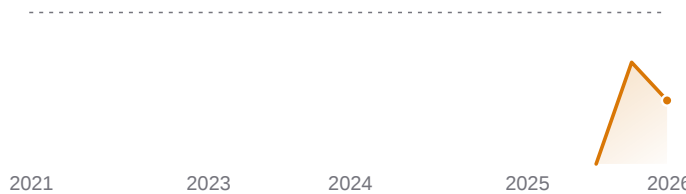


Sale premium vs estimated value

-48.9%

Annual turnover (share of homes sold)

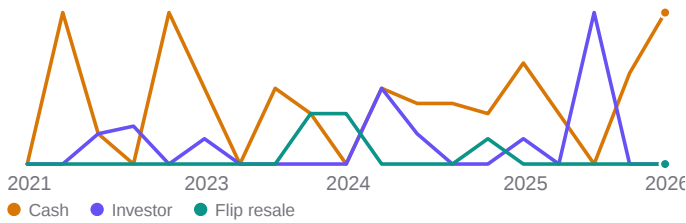
1.1%



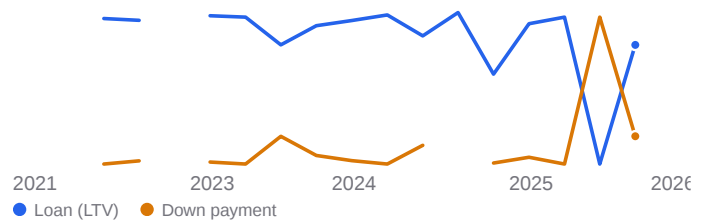
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



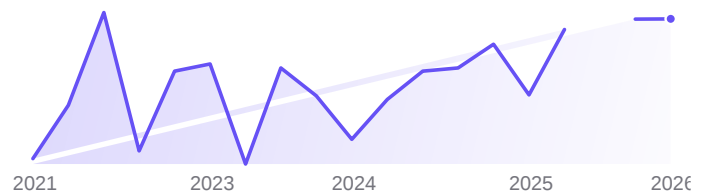
Sellers who sold at a gain

100%



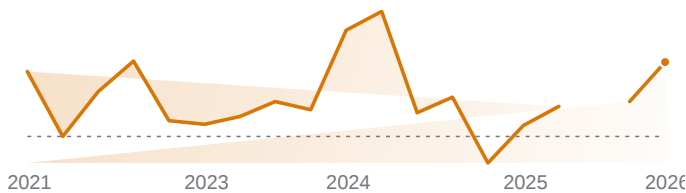
Typical hold before selling

12.0 yrs



Median annualized return at resale

+13.2%



HOUSING STOCK

Homes	919
Median value (AVM)	\$155K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1986
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.4%
Owner occupied	81%
Company owned	8.5%
Median loan-to-value	36%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	2,352
Density	22 / mi²
Median household income	\$37K
Average household income	\$63K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	33
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	24.9%
Unemployment	1.4%
Average temp	64°F
Annual precip	58 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.