

# West Monroe 71291

ZIP code · LA · Louisiana > Ouachita Parish > West Monroe

BALANCED MARKET

**\$206K**

MEDIAN SALE PRICE

**-2.0%**

1-YR CHANGE

**392**

SALES (12 MO)

**\$218K**

MEDIAN VALUE (AVM)

Market temperature

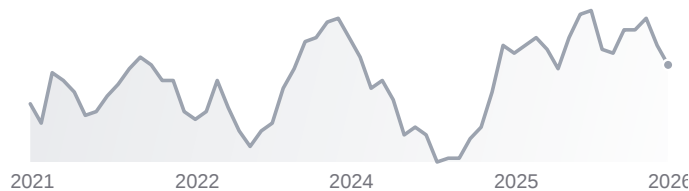
Balanced market · 46 / 100



## MARKET TRENDS (5 YEARS)

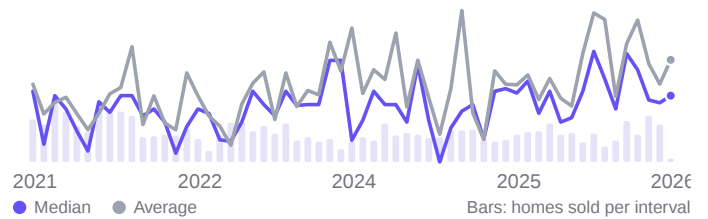
Market temperature (0–100)

46 / 100



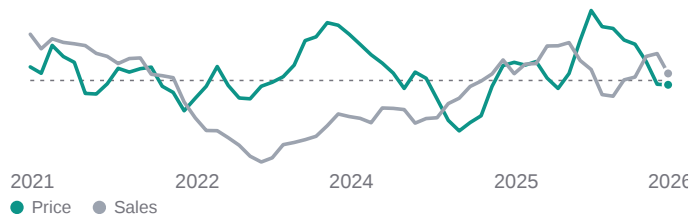
Sale prices

Median \$210K · Average \$251K



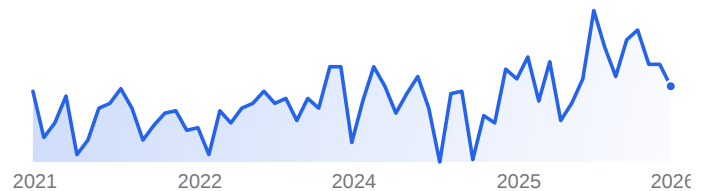
Growth (year over year)

Price -2.0% · Sales +3.2%



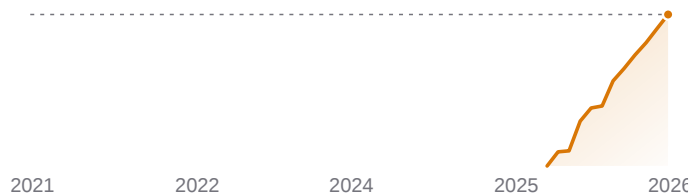
Price per square foot

\$124/ft²



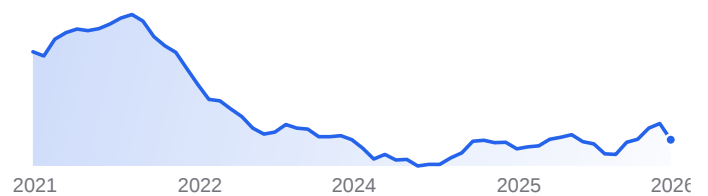
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

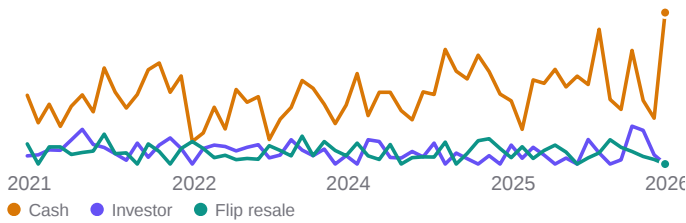
3.1%



## BUYERS & OUTCOMES

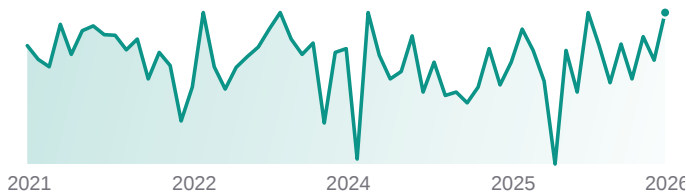
### Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



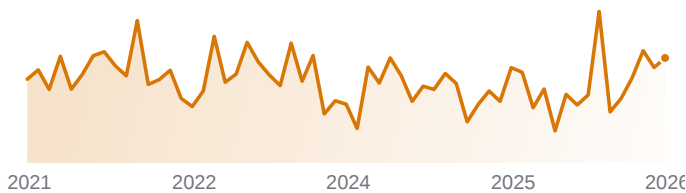
### Sellers who sold at a gain

100%

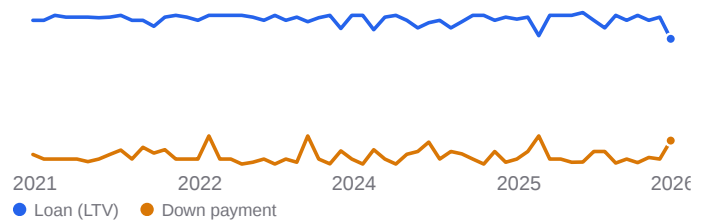


### Median annualized return at resale

+4.3%

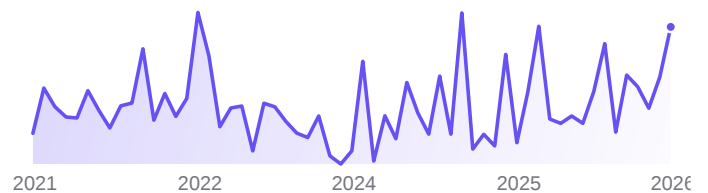


### Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



### Typical hold before selling

10.6 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 12,577    |
| Median value (AVM) | \$218K    |
| Median size        | 1,656 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 85%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 41%     |
| Underwater (LTV 125% or more) | 3.7%    |
| Owner occupied                | 74%     |
| Company owned                 | 18%     |
| Median loan-to-value          | 60%     |
| Typical ownership tenure      | 9.0 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>33,312</b>    |
| Density                          | <b>528 / mi²</b> |
| Median household income          | <b>\$70K</b>     |
| Average household income         | <b>\$87K</b>     |
| Crime index (US avg 100)         | <b>87</b>        |
| Air pollution index (US avg 100) | <b>116</b>       |
| Earthquake index (US avg 100)    | <b>39</b>        |
| Homes occupied                   | <b>92%</b>       |
| Bachelor's or higher             | <b>21%</b>       |
| Poverty rate                     | <b>12.8%</b>     |
| Unemployment                     | <b>1.5%</b>      |
| Average temp                     | <b>65°F</b>      |
| Annual precip                    | <b>57 in</b>     |
| Sunshine                         | <b>63%</b>       |

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.