

Alexandria 71303

ZIP code · LA · Louisiana > Rapides Parish > Alexandria

SELLER'S MARKET

\$235K

MEDIAN SALE PRICE

+6.4%

1-YR CHANGE

285

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



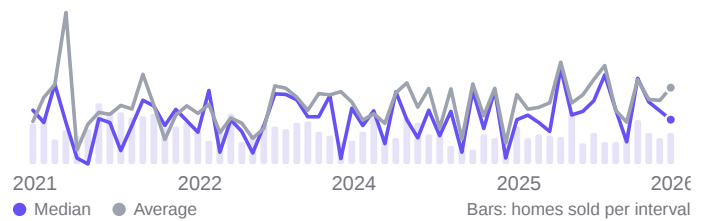
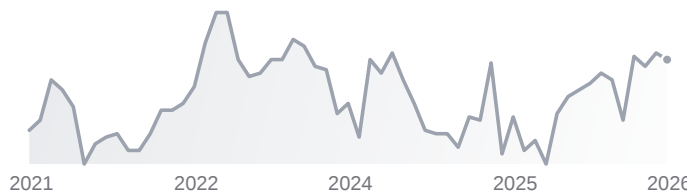
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$220K · Average \$274K

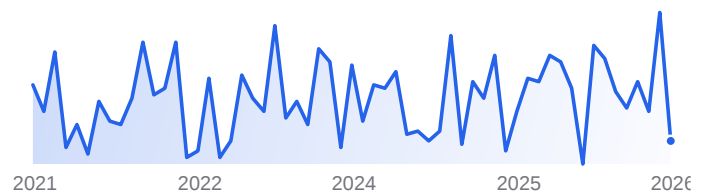
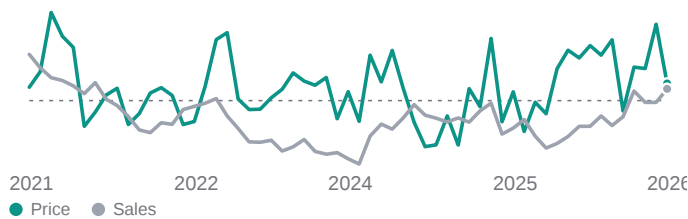


Growth (year over year)

Price +6.4% · Sales +4.4%

Price per square foot

\$107/ft²

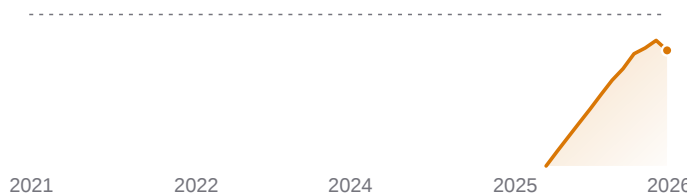


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

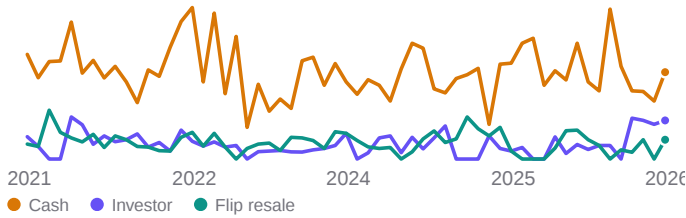
4.1%



BUYERS & OUTCOMES

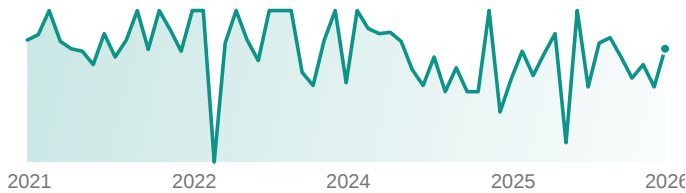
Buyer mix

Cash 38% · Investor 17% · Flip resale 8.3%



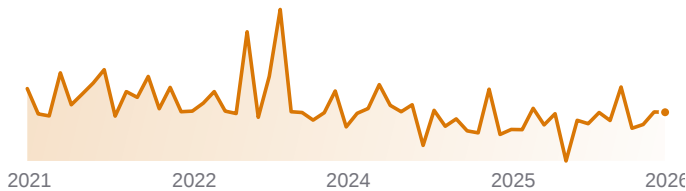
Sellers who sold at a gain

88%

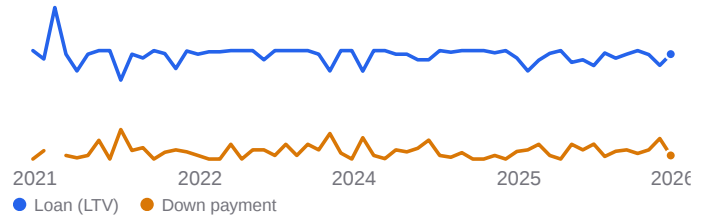


Median annualized return at resale

+2.6%

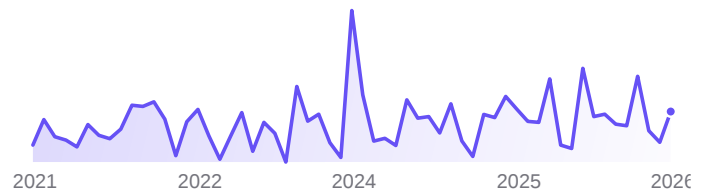


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



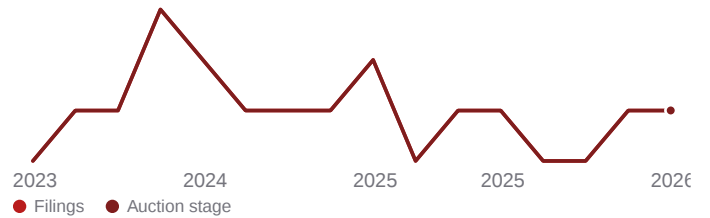
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,901
Median value (AVM)	\$223K
Median size	1,880 ft²
Median bedrooms	3
Median year built	1979
Single family	89%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	3.3%
Owner occupied	81%
Company owned	20%
Median loan-to-value	59%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	21,662
Density	334 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	30
Homes occupied	88%
Bachelor's or higher	21%
Poverty rate	13.2%
Unemployment	1.1%
Average temp	66°F
Annual precip	61 in
Sunshine	69%

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.