Boyce 71409

ZIP code · LA · Louisiana › Rapides Parish › Boyce

BUYER'S MARKET

$185K	+0.2%	47	$146K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

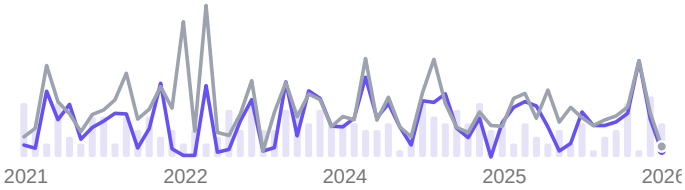
Market temperature — Buyer's market · 25 / 100

Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

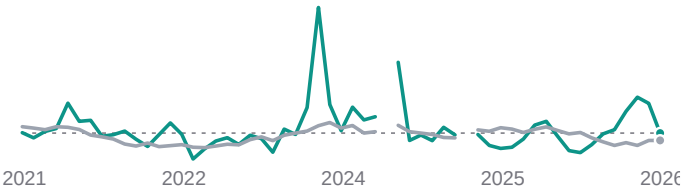
Market temperature (0–100) — 25 / 100

Sale prices — Median $50K · Average $65K



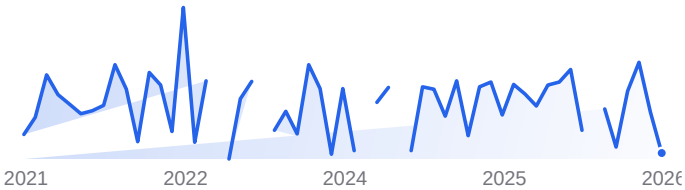
Median · Average — Bars: homes sold per interval

Growth (year over year) — Price +0.2% · Sales -20.3%



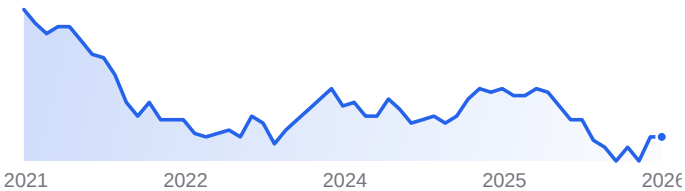
Price · Sales

Price per square foot — $19/ft²



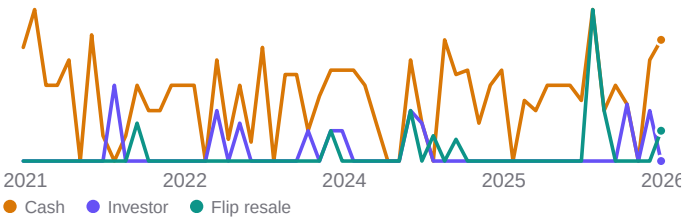
Sale premium vs estimated value — -83.3%

Annual turnover (share of homes sold) — 1.7%

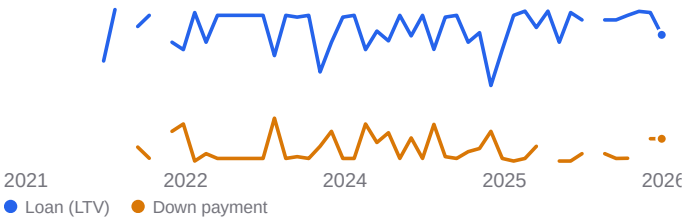


BUYERS & OUTCOMES

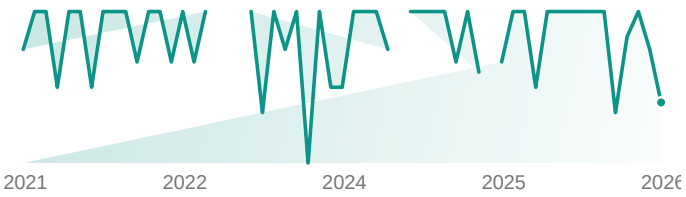
Buyer mix — Cash 80% · Investor 0% · Flip resale 20%



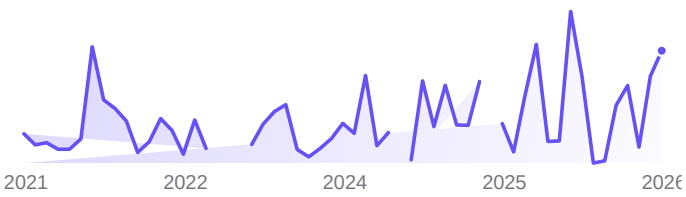
Financing (share of purchase price) — Loan (LTV) 85% · Down payment 15%



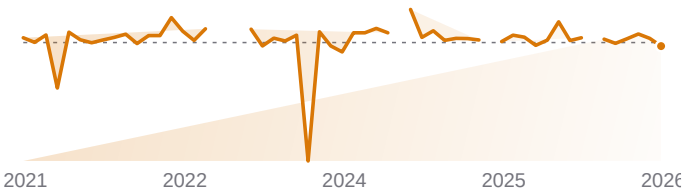
Sellers who sold at a gain — 40%



Typical hold before selling — 15.2 yrs



Median annualized return at resale — -2.8%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	**2,697**
Median value (AVM)	**$146K**
Median size	**1,889 ft²**
Median bedrooms	**3**
Median year built	**1995**
Single family	**72%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**53%**
Underwater (LTV 125% or more)	**4.3%**
Owner occupied	**78%**
Company owned	**15%**
Median loan-to-value	**43%**
Typical ownership tenure	**13.9 yrs**

COMMUNITY

Population	**6,180**
Density	**44 / mi²**
Median household income	**$66K**
Average household income	**$82K**
Crime index (US avg 100)	**105**
Air pollution index (US avg 100)	**90**
Earthquake index (US avg 100)	**28**
Homes occupied	**86%**
Bachelor's or higher	**16%**
Poverty rate	**12.7%**
Unemployment	**1.2%**
Average temp	**66°F**
Annual precip	**60 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.