

Converse 71419

ZIP code · LA · Louisiana > Sabine Parish > Converse

BALANCED MARKET

\$109K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

17

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



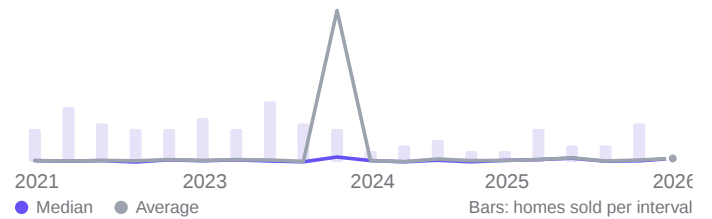
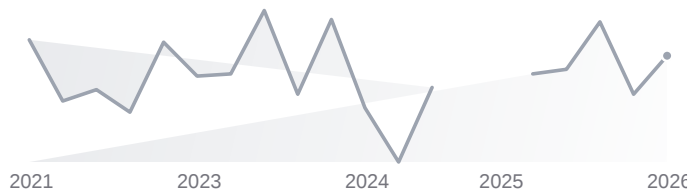
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$220K · Average \$220K

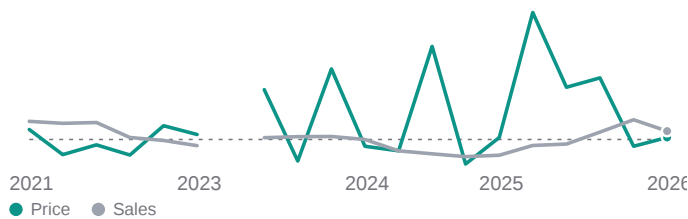


Growth (year over year)

Price +7.4% · Sales +30.8%

Price per square foot

\$218/ft²

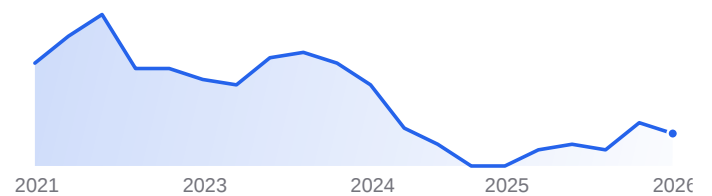
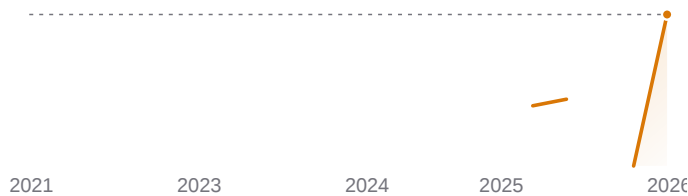


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

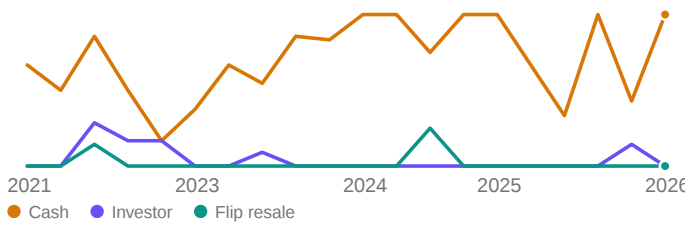
1.4%



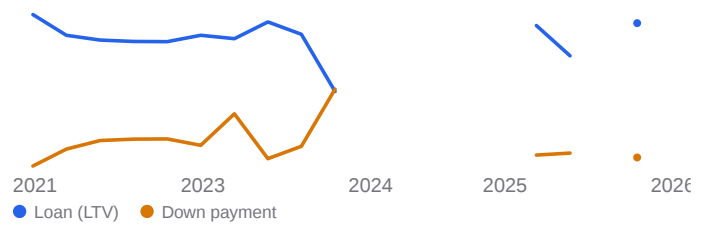
BUYERS & OUTCOMES

Buyer mix

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

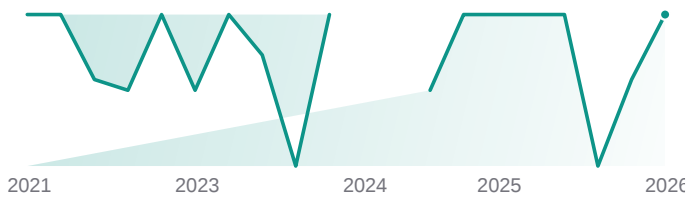


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.3%



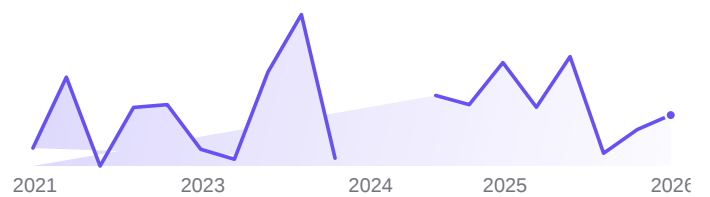
Sellers who sold at a gain

100%



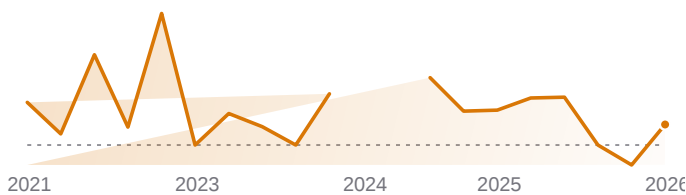
Typical hold before selling

5.1 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,173
Median value (AVM)	\$131K
Median size	1,300 ft²
Median year built	1983
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	4.6%
Owner occupied	72%
Company owned	4.8%
Median loan-to-value	0%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,289
Density	14 / mi ²
Median household income	\$65K
Average household income	\$69K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	37
Homes occupied	73%
Bachelor's or higher	10%
Poverty rate	18.6%
Unemployment	1.1%
Average temp	65°F
Annual precip	53 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.