

Florien 71429

ZIP code · LA · Louisiana > Sabine Parish > Florien

BALANCED MARKET

\$157K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

54

SALES (12 MO)

\$167K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



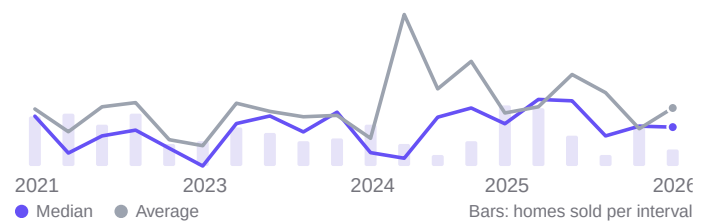
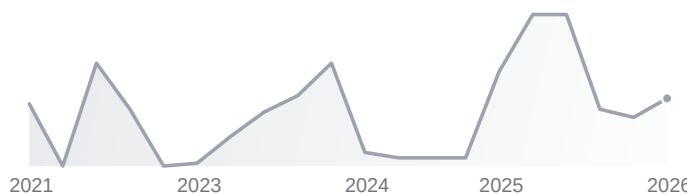
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$140K · Average \$183K

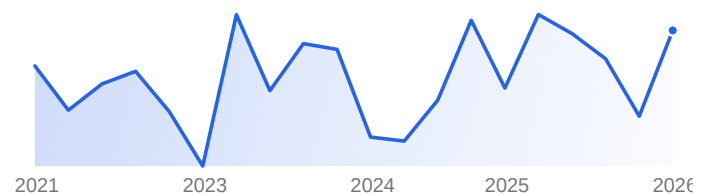
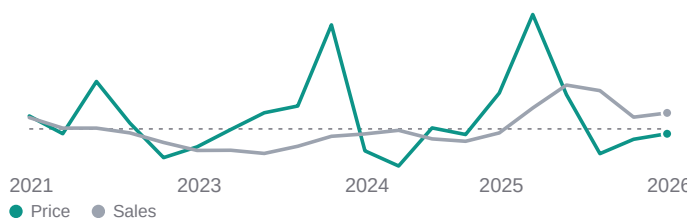


Growth (year over year)

Price -7.9% · Sales +25.6%

Price per square foot

\$115/ft²

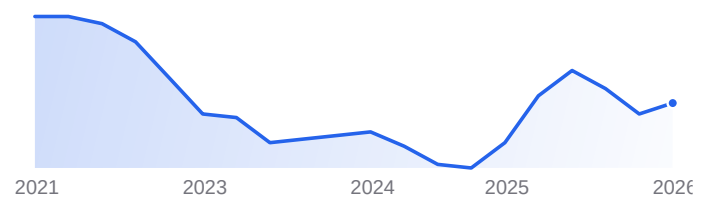


Sale premium vs estimated value

+11.5%

Annual turnover (share of homes sold)

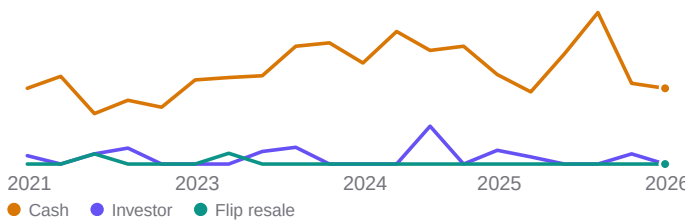
2.7%



BUYERS & OUTCOMES

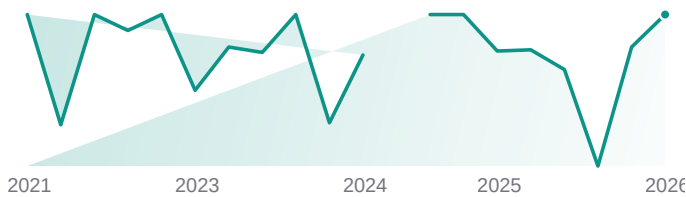
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



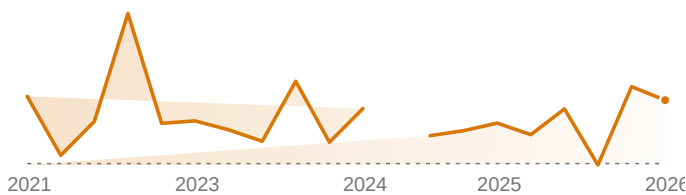
Sellers who sold at a gain

100%

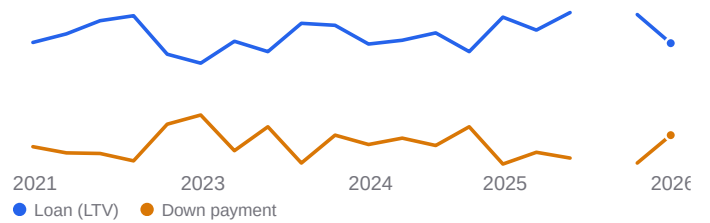


Median annualized return at resale

+10.7%

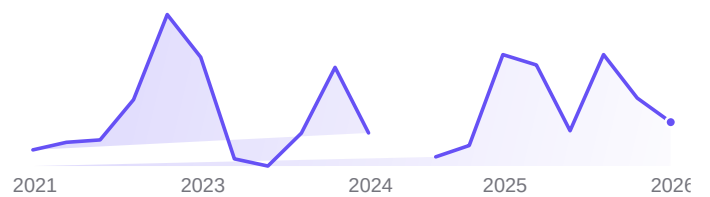


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,995
Median value (AVM)	\$167K
Median size	1,368 ft²
Median bedrooms	2
Median year built	1990
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.3%
Owner occupied	57%
Company owned	5.0%
Median loan-to-value	12%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	3,226
Density	14 / mi²
Median household income	\$42K
Average household income	\$54K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	32
Homes occupied	62%
Bachelor's or higher	12%
Poverty rate	24.4%
Unemployment	1.3%
Average temp	65°F
Annual precip	56 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.