

Forest Hill 71430

ZIP code · LA · Louisiana > Rapides Parish > Forest Hill

BUYER'S MARKET

\$350K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$168K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



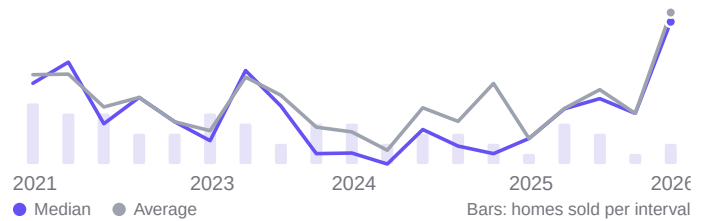
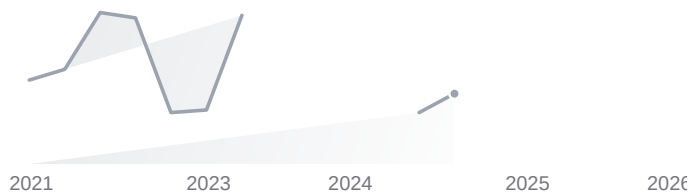
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$350K · Average \$371K

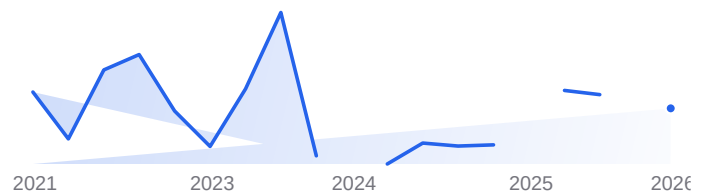
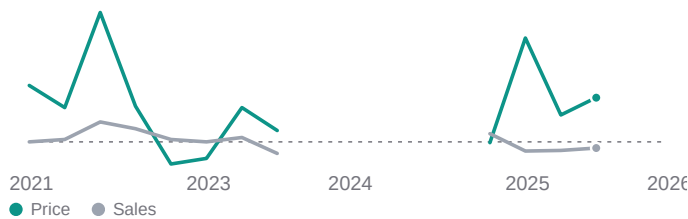


Growth (year over year)

Price +119.6% · Sales -16.7%

Price per square foot

\$71/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

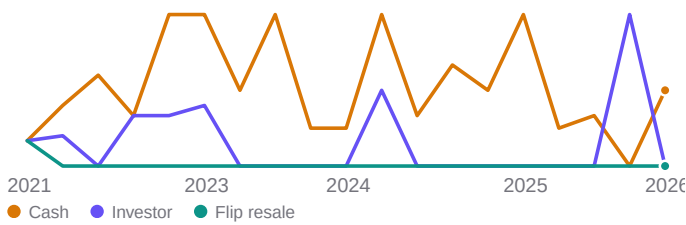
1.2%



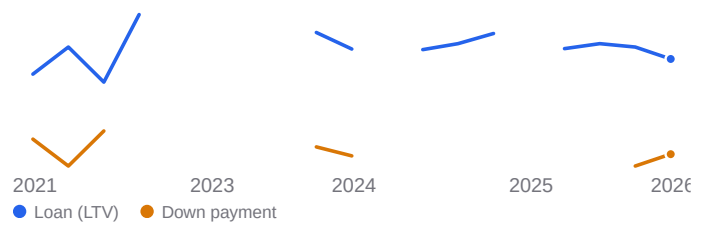
BUYERS & OUTCOMES

Buyer mix

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

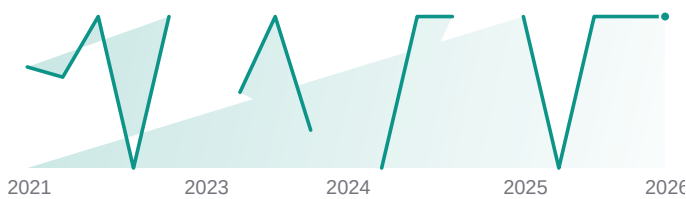


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



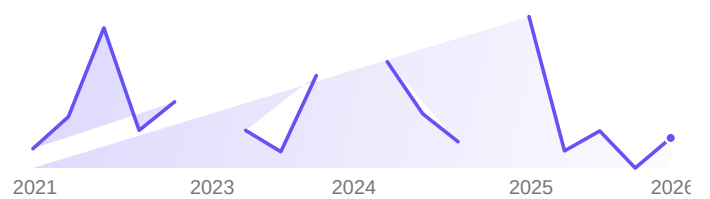
Sellers who sold at a gain

100%



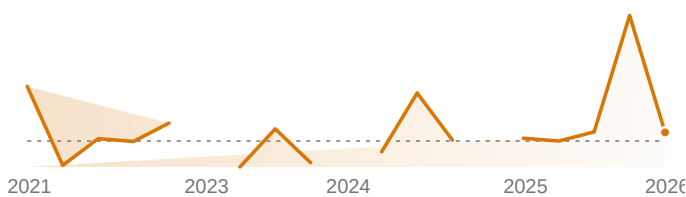
Typical hold before selling

4.7 yrs



Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	881
Median value (AVM)	\$168K
Median size	1,981 ft²
Median bedrooms	3
Median year built	2005
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	7.3%
Owner occupied	81%
Company owned	11%
Median loan-to-value	29%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	3,316
Density	29 / mi²
Median household income	\$65K
Average household income	\$92K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	28
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	16.2%
Unemployment	1.2%
Average temp	66°F
Annual precip	62 in
Sunshine	69%

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.