

Leesville 71446

ZIP code · LA · Louisiana > Vernon Parish > Leesville

BALANCED MARKET

\$227K

MEDIAN SALE PRICE

+26.1%

1-YR CHANGE

197

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



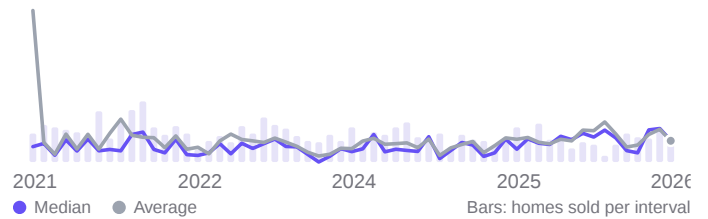
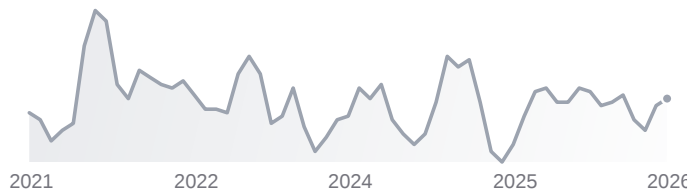
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$194K · Average \$192K

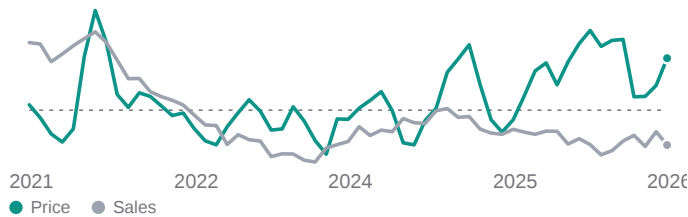


Growth (year over year)

Price +26.1% · Sales -17.6%

Price per square foot

\$186/ft²

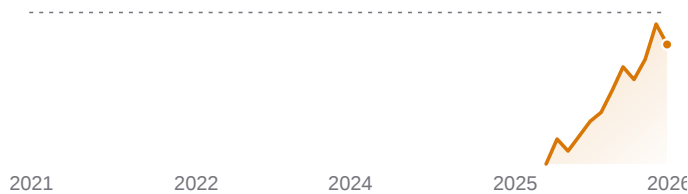


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

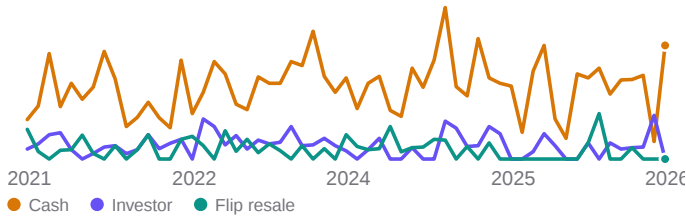
2.4%



BUYERS & OUTCOMES

Buyer mix

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



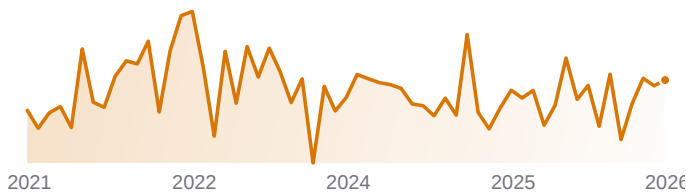
Sellers who sold at a gain

100%

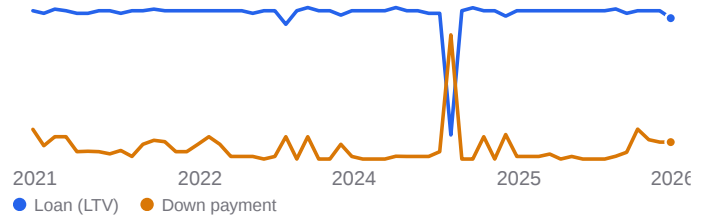


Median annualized return at resale

+4.9%

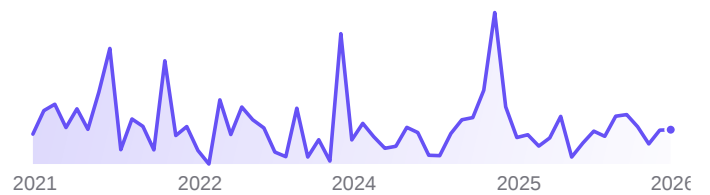


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



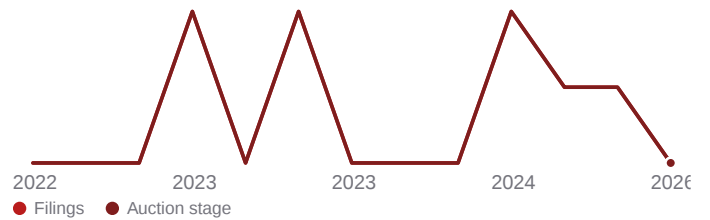
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,170
Median value (AVM)	\$150K
Median size	1,120 ft²
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	6.8%
Owner occupied	81%
Company owned	7.4%
Median loan-to-value	65%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	23,310
Density	36 / mi²
Median household income	\$57K
Average household income	\$70K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	32
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	20.4%
Unemployment	1.1%
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.