

Marthaville 71450

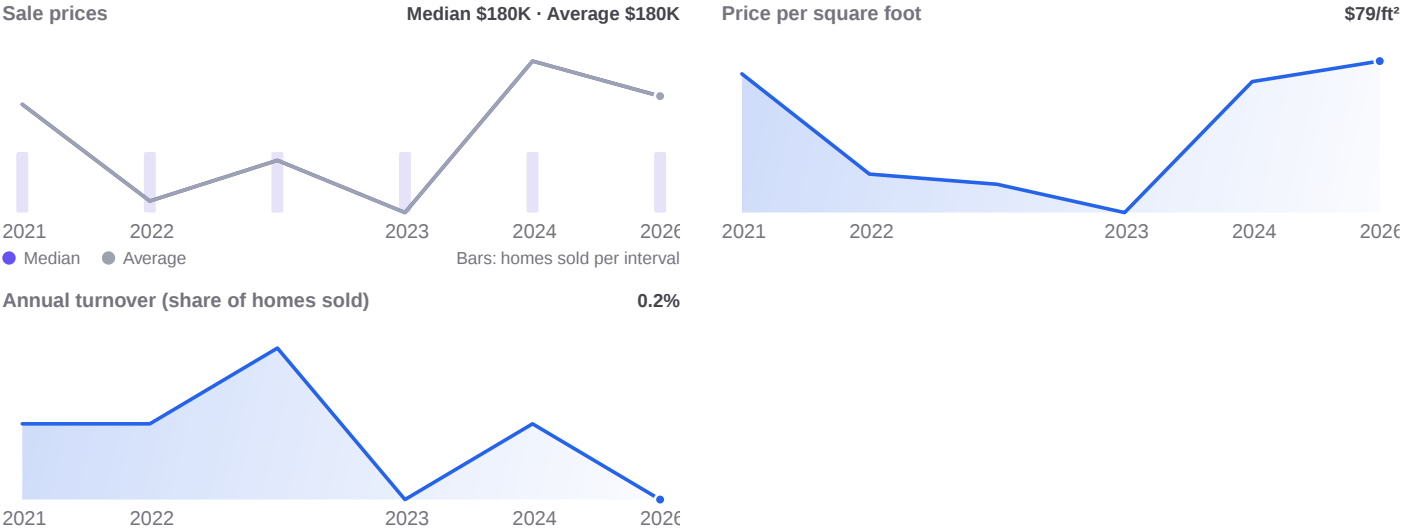
ZIP code · LA · Louisiana > Natchitoches Parish > Marthaville

\$180K
MEDIAN SALE PRICE

1
SALES (12 MO)

\$128K
MEDIAN VALUE (AVM)

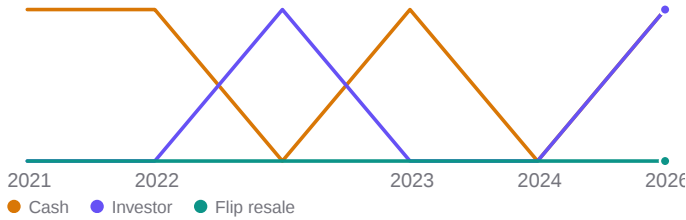
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

Buyer mix

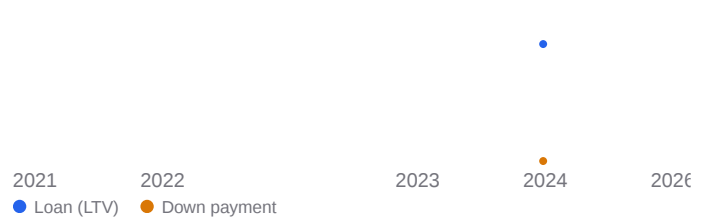
Cash 100% · Investor 100% · Flip resale 0%



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Typical hold before selling

14.8 yrs



Median annualized return at resale

+2.2%

HOUSING STOCK

Homes	465
Median value (AVM)	\$128K
Median size	1,500 ft²
Median year built	1990
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0%
Owner occupied	73%
Company owned	7.6%
Median loan-to-value	20%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	850
Density	13 / mi²
Median household income	\$42K
Average household income	\$63K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	28
Homes occupied	80%
Bachelor's or higher	5%
Poverty rate	15.3%
Unemployment	1.4%
Average temp	65°F
Annual precip	55 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.