

Natchez 71456

ZIP code · LA · Louisiana › Natchitoches Parish › Natchez

\$400K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	682
Median value (AVM)	\$287K
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	33%
Owner occupied	69%
Company owned	9.5%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	899
Density	20 / mi ²
Median household income	\$59K
Average household income	\$110K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	34
Homes occupied	82%
Bachelor's or higher	22%
Poverty rate	10.4%
Unemployment	1.8%
Average temp	66°F
Annual precip	59 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.