

Natchitoches 71457

ZIP code · LA · Louisiana > Natchitoches Parish > Natchitoches

\$158K

MEDIAN SALE PRICE

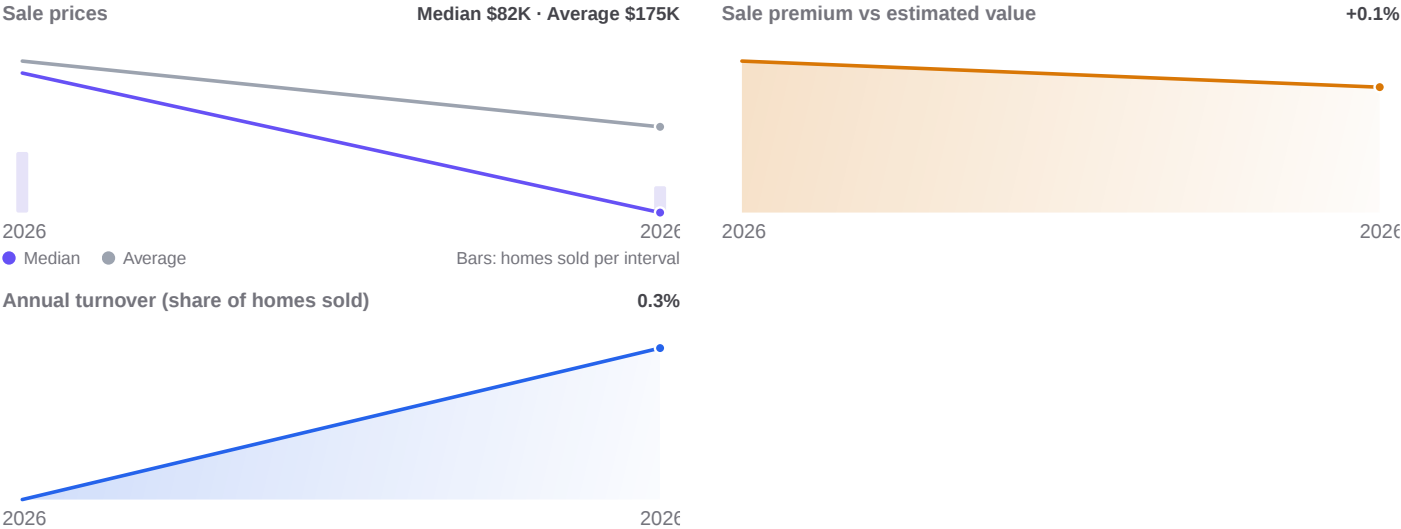
33

SALES (12 MO)

\$151K

MEDIAN VALUE (AVM)

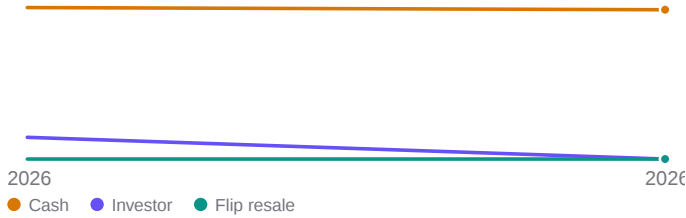
MARKET TRENDS (5 YEARS)



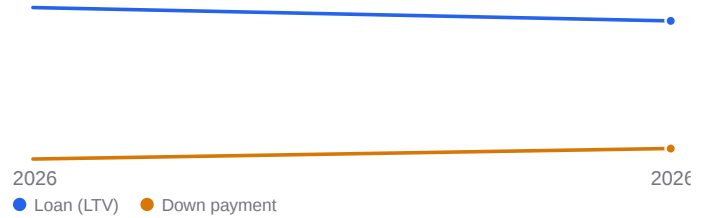
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 81% · Down payment 20%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,630
Median value (AVM)	\$151K
Single family	77%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	10%
Owner occupied	67%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	25,942
Density	85 / mi ²
Median household income	\$48K
Average household income	\$65K
Crime index (US avg 100)	116

Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	29
Homes occupied	85%
Bachelor's or higher	16%
Poverty rate	24.6%
Unemployment	1.4%
Average temp	66°F
Annual precip	57 in
Sunshine	63%

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