

Simpson 71474

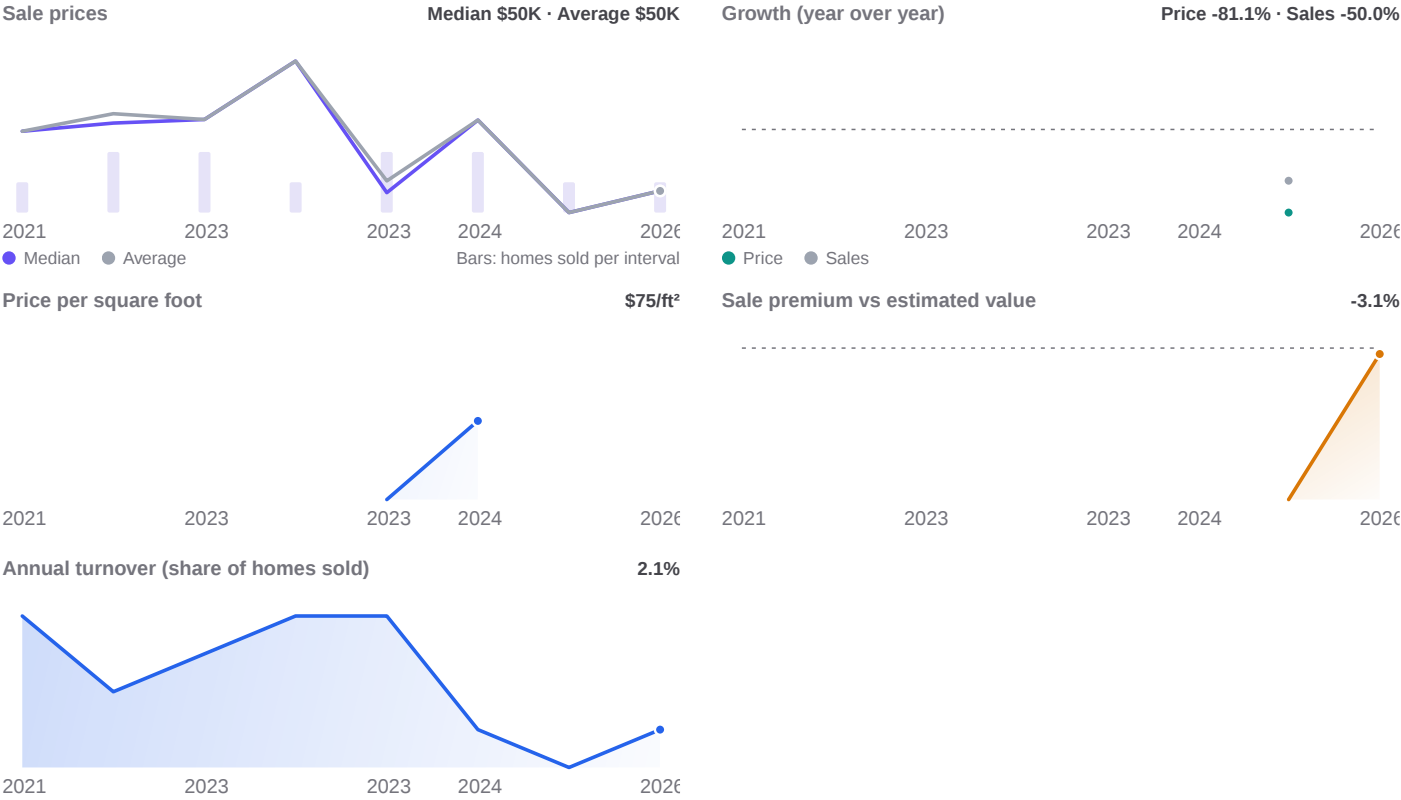
ZIP code · LA · Louisiana > Vernon Parish > Simpson

\$50K
MEDIAN SALE PRICE

2
SALES (12 MO)

\$120K
MEDIAN VALUE (AVM)

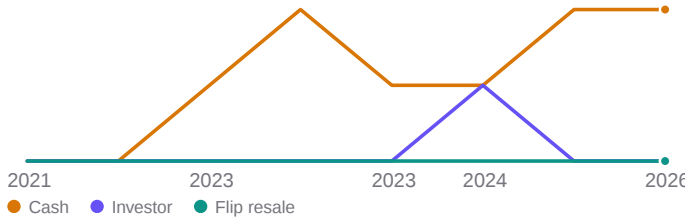
MARKET TRENDS (5 YEARS)



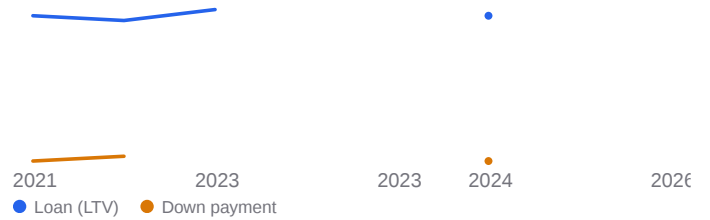
BUYERS & OUTCOMES

Buyer mix

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

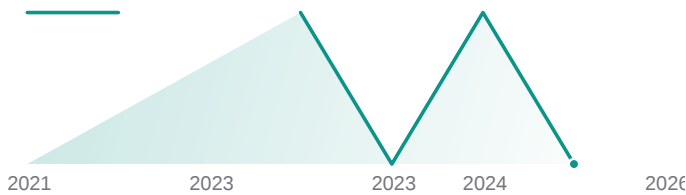


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



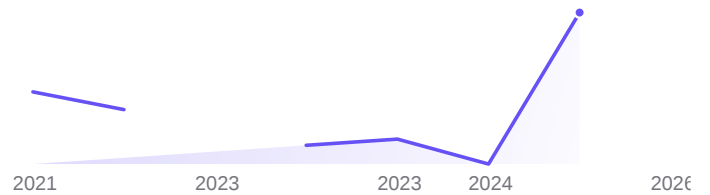
Sellers who sold at a gain

0%



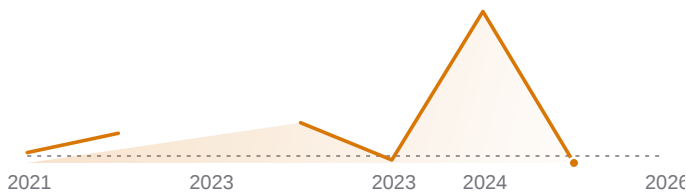
Typical hold before selling

11.1 yrs



Median annualized return at resale

-10.0%



HOUSING STOCK

Homes	95
Median value (AVM)	\$120K
Median size	1,120 ft²
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	8.5%
Owner occupied	90%
Company owned	3.2%
Median loan-to-value	31%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	63
Density	34 / mi²
Median household income	\$85K
Average household income	\$94K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	32
Homes occupied	91%
Bachelor's or higher	4%
Poverty rate	12.3%
Unemployment	1.1%
Average temp	66°F
Annual precip	60 in
Sunshine	69%

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