



Natchitoches, Louisiana.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

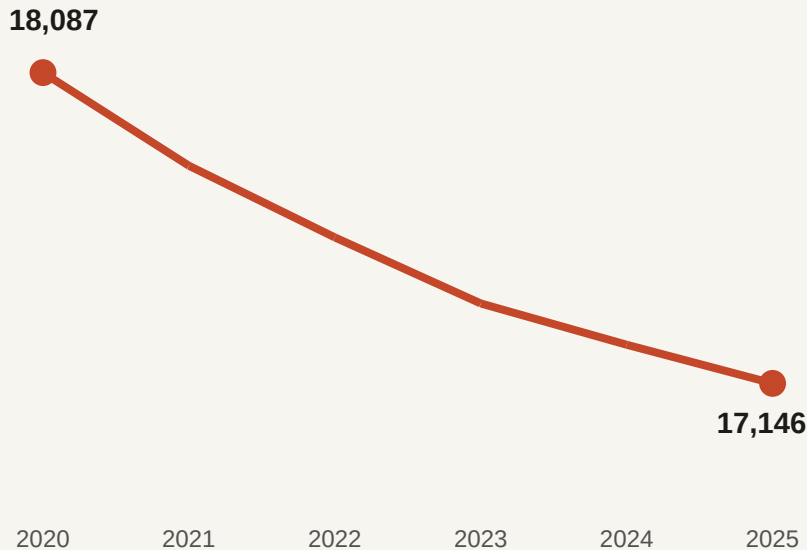


POPULATION

Down 5.2% since 2020.

17,146

people, the 20th-largest of Louisiana's cities and towns.



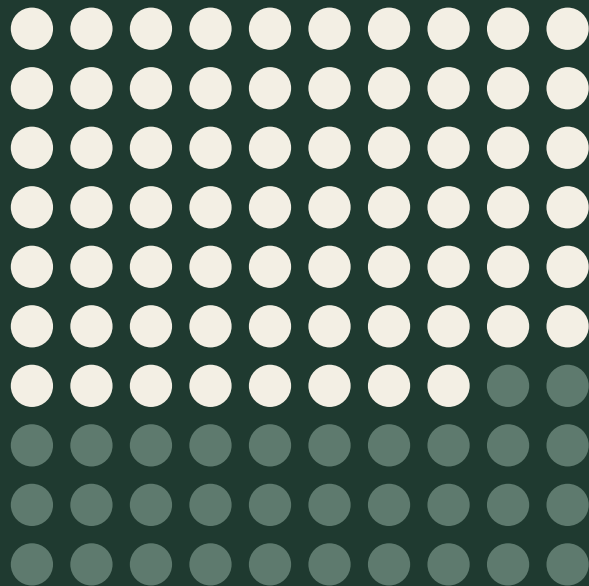
THE WORKDAY

7 in 10 jobs here go to people who live somewhere else.

68.2%

of 10,258 jobs located in Natchitoches are filled by in-commuters.

Source: Census LEHD LODES, 2023



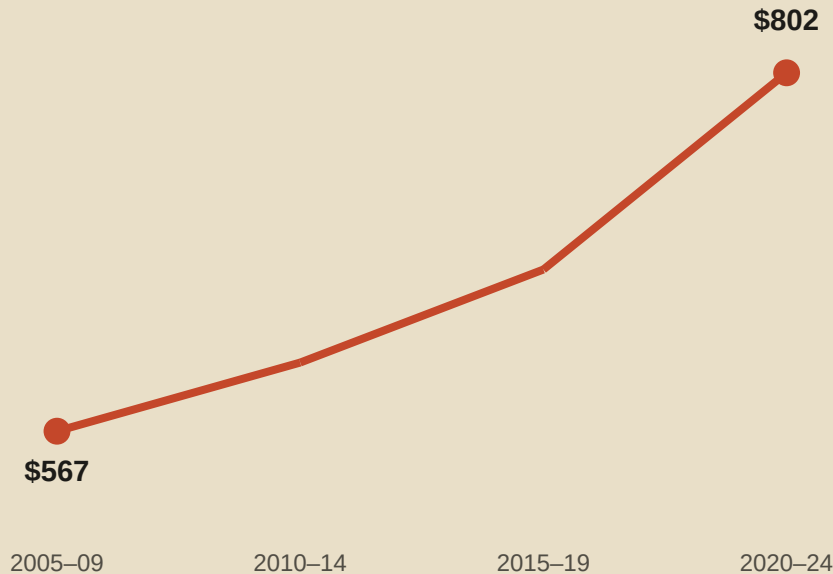
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$802

a month. Louisiana's median is \$1,064.





THE SEAM

Cross one tract line and median rent jumps \$418.

A \$418 gap between neighbors, the sharpest rent edge between adjacent tracts in Natchitoches Parish.

TRACT 2

\$588

TRACT 3

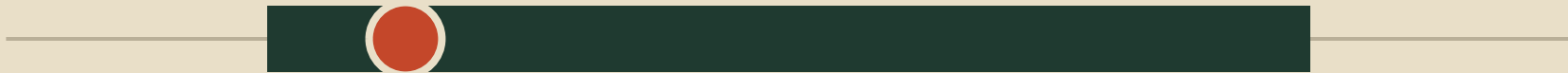
\$1,006



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$752–\$1,128



\$802 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

150

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 8,284 homes here.

42–103

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 11% less than Louisiana's.

\$193,200

median home value in Natchitoches.

Natchitoches



\$193,200

Louisiana



\$216,500

U.S.



\$332,700



THAT WAS NATCHITOCHES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/la/natchitoches/

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