



Pineville, Louisiana.

Current market data.

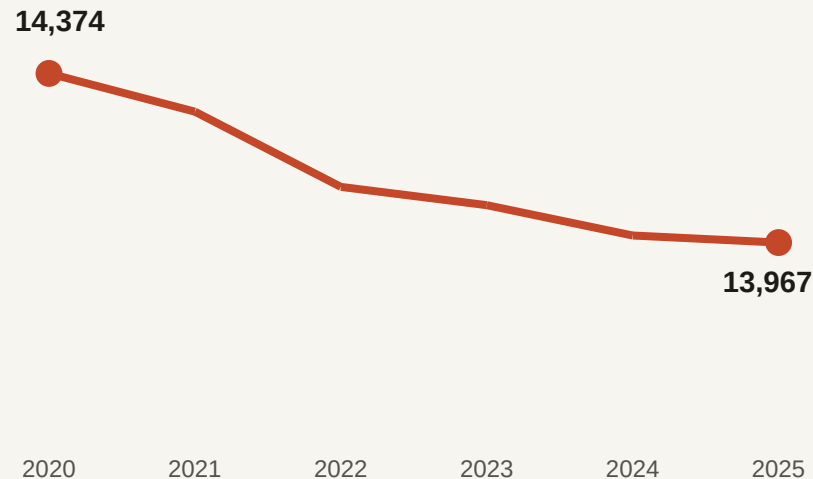
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

13,967

people, the 24th-largest of Louisiana's cities and towns.

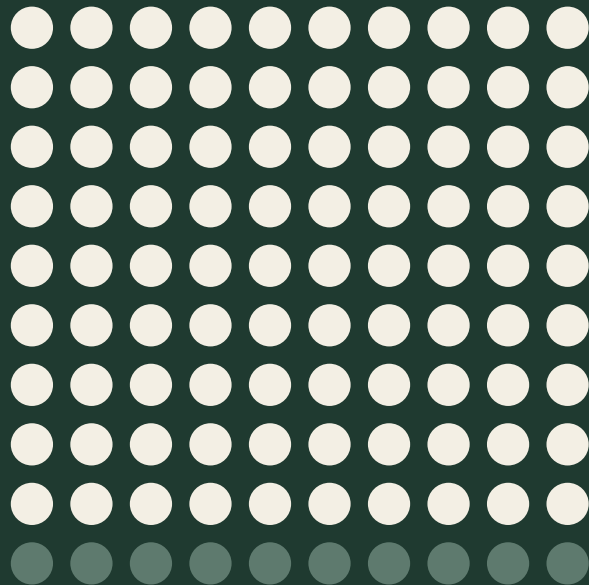


THE WORKDAY

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

89.9%

of 7,586 jobs located in Pineville are filled by in-commuters.



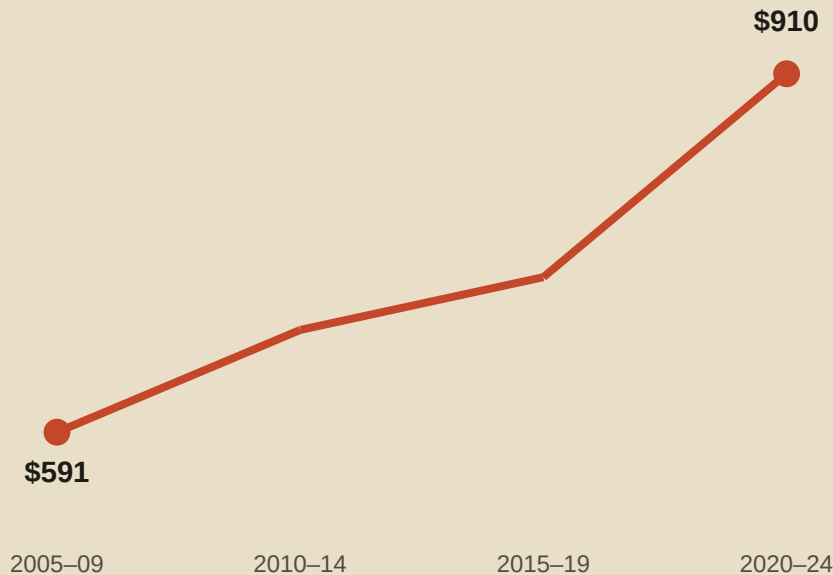
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$910

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,077 gap between neighbors, the sharpest rent edge between adjacent tracts in Rapides Parish.

TRACT 105.01

\$546

TRACT 107.02

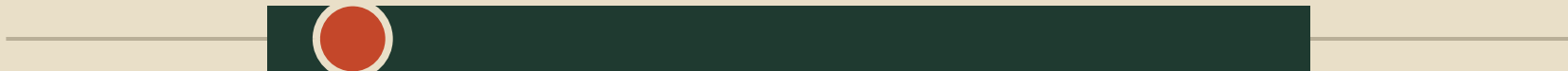
\$1,623



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$874–\$1,311



\$910 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

137

homes permitted, 2022–2025

76%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 6,972 homes here.

26–76

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



HOME VALUE

A median home costs 7%
less than Louisiana's.

\$201,500

median home value in Pineville.

Pineville



\$201,500

Louisiana



\$216,500

U.S.



\$332,700

THAT WAS PINEVILLE'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/pineville/

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