



Vivian, Louisiana.

Current market data.

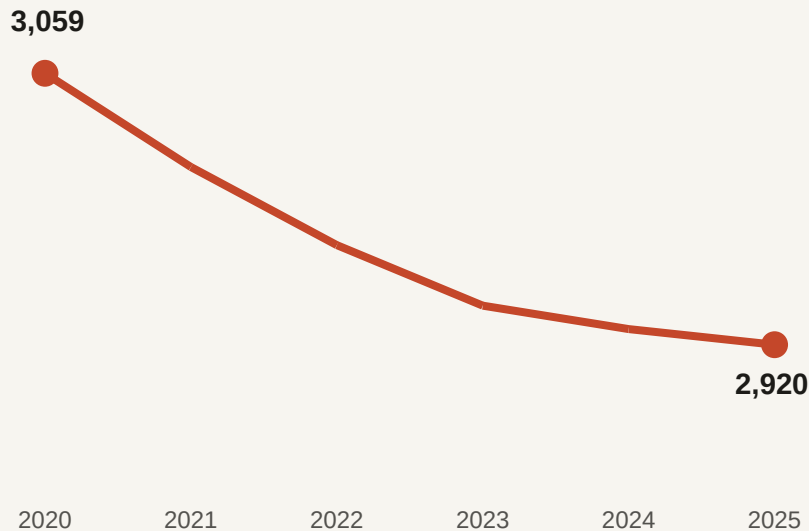
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.5% since 2020.

2,920

people, the 93rd-largest of Louisiana's cities and towns.



THE WORKDAY

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

77.0%

of 769 jobs located in Vivian are filled by in-commuters.



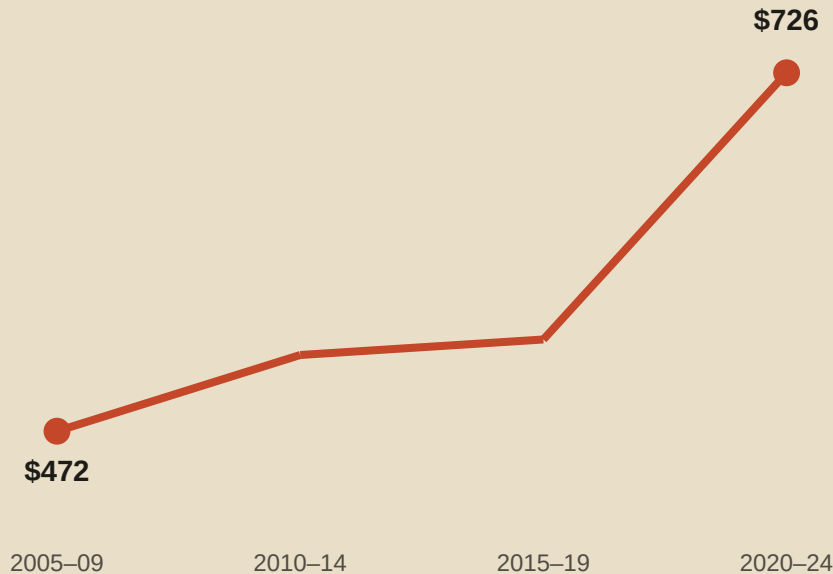
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$726

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





THE SEAM

Cross one tract line and median rent doubles.

A \$710 gap between neighbors, the sharpest rent edge between adjacent tracts in Caddo Parish.

TRACT 206

\$292

TRACT 205

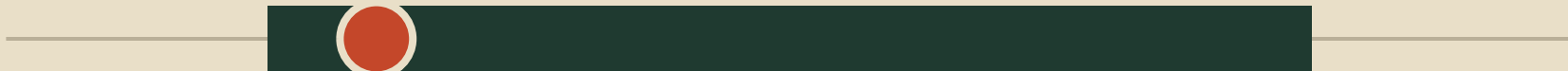
\$1,002



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$690–\$1,034



\$726 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,578 homes here.

2–8

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



HOME VALUE

A median home costs 71% less than Louisiana's.

\$62,700

median home value in Vivian.

Vivian



\$62,700

Louisiana



\$216,500

U.S.



\$332,700

THAT WAS VIVIAN'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/vivian/

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