

Opelousas 70570

ZIP code · LA · Louisiana > Saint Landry > Opelousas

BUYER'S MARKET

\$125K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

281

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



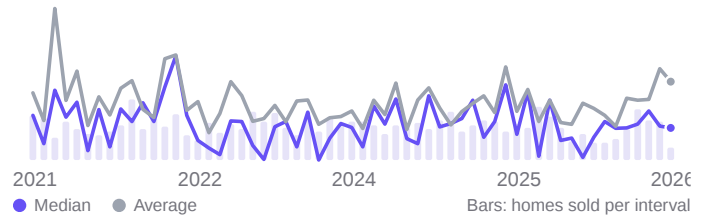
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$115K · Average \$189K

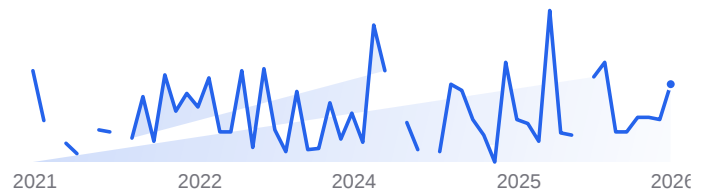
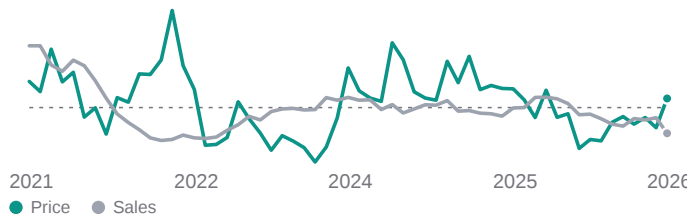


Growth (year over year)

Price +7.9% · Sales -22.2%

Price per square foot

\$77/ft²

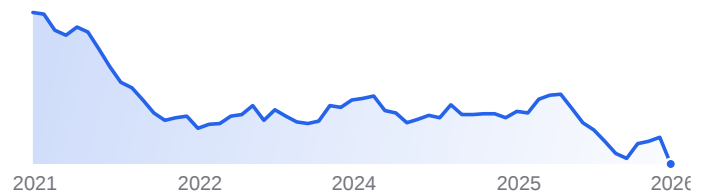
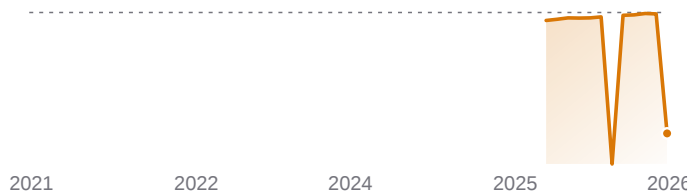


Sale premium vs estimated value

-54.5%

Annual turnover (share of homes sold)

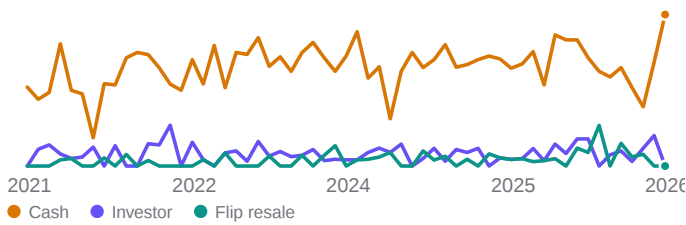
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 0% · Flip resale 0%



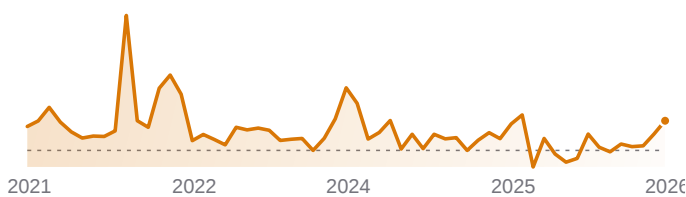
Sellers who sold at a gain

75%

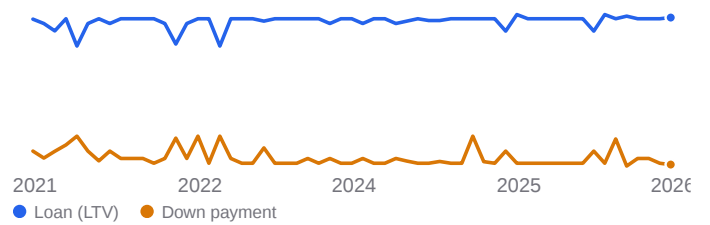


Median annualized return at resale

+5.7%

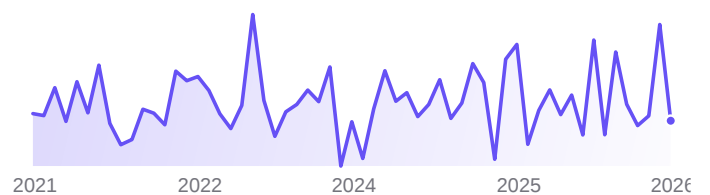


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



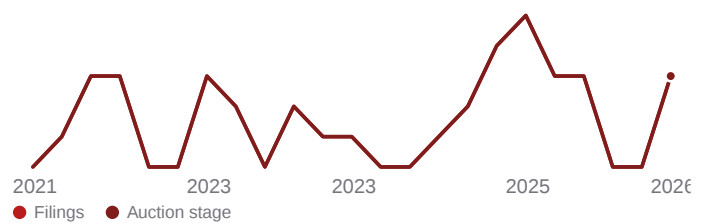
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,091
Median value (AVM)	\$122K
Median size	1,280 ft²
Median year built	2000
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.6%
Owner occupied	73%
Company owned	12%
Median loan-to-value	59%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	38,415
Density	220 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	30.0%
Unemployment	1.2%
Average temp	68°F
Annual precip	64 in
Sunshine	60%

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