

Kinder 70648

ZIP code · LA · Louisiana > Allen Parish > Kinder

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-27.4%

1-YR CHANGE

45

SALES (12 MO)

\$101K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



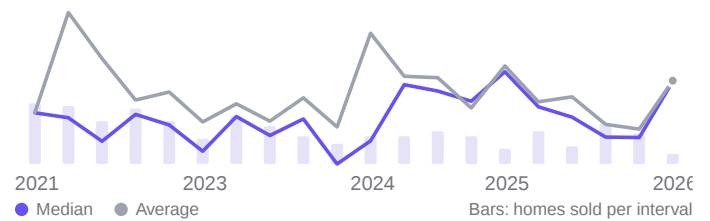
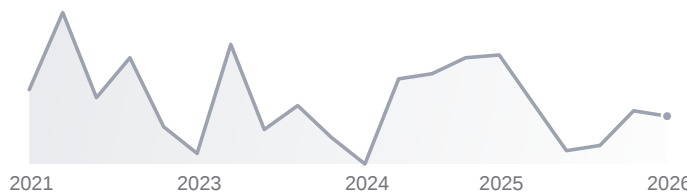
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

24 / 100

Sale prices

Median \$165K · Average \$166K

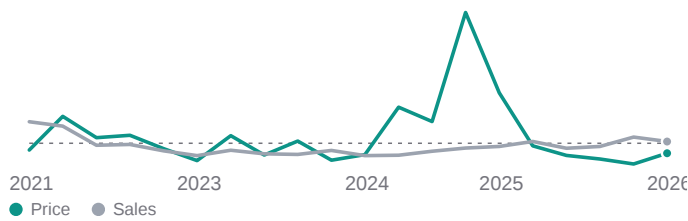


Growth (year over year)

Price -27.4% · Sales +4.7%

Price per square foot

\$35/ft²

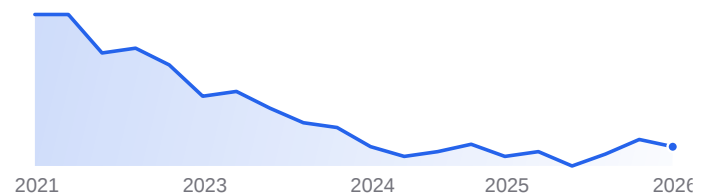
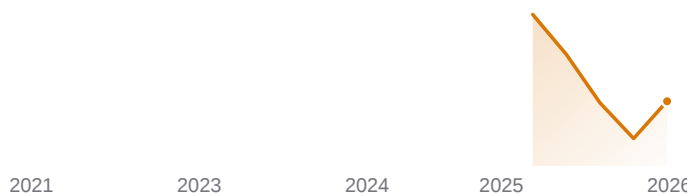


Sale premium vs estimated value

+2.7%

Annual turnover (share of homes sold)

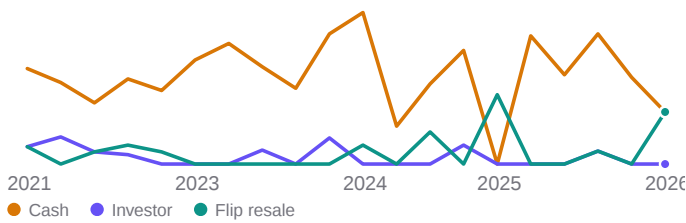
1.7%



BUYERS & OUTCOMES

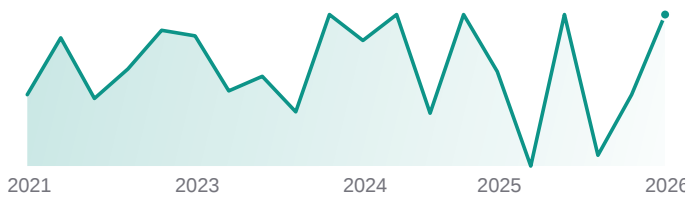
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



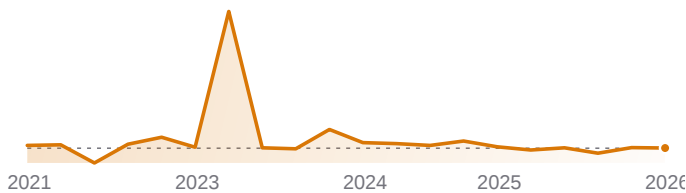
Sellers who sold at a gain

100%

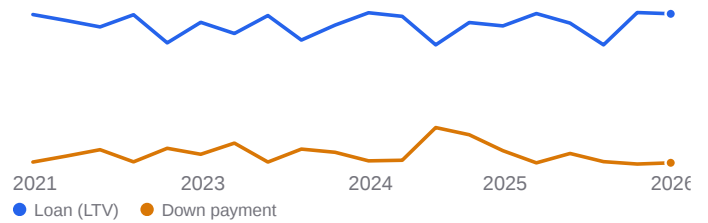


Median annualized return at resale

+0.5%

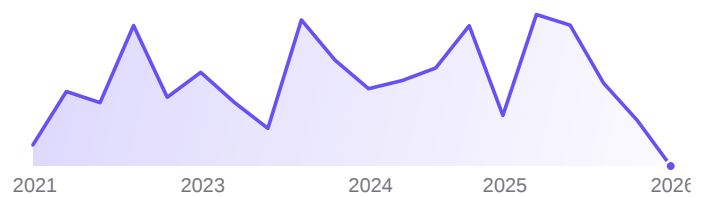


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



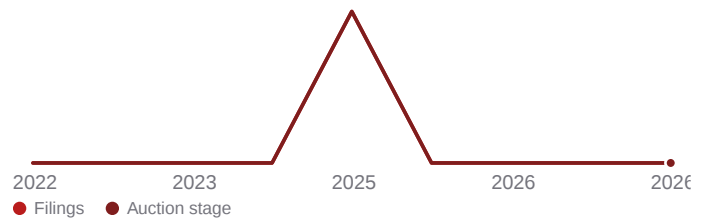
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,597
Median value (AVM)	\$101K
Median size	1,280 ft²
Median year built	2008
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	6.9%
Owner occupied	85%
Company owned	6.0%
Median loan-to-value	45%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	7,733
Density	34 / mi²
Median household income	\$54K
Average household income	\$73K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	28
Homes occupied	80%
Bachelor's or higher	8%
Poverty rate	17.9%
Unemployment	1.2%
Average temp	67°F
Annual precip	64 in
Sunshine	69%

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