

Oberlin 70655

ZIP code · LA · Louisiana > Allen Parish > Oberlin

BUYER'S MARKET

\$16K

MEDIAN SALE PRICE

-85.9%

1-YR CHANGE

19

SALES (12 MO)

\$77K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



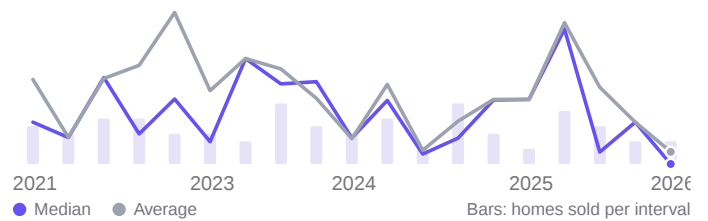
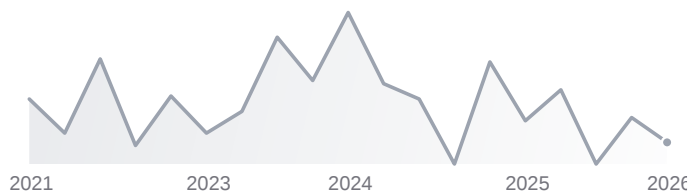
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$15K · Average \$27K

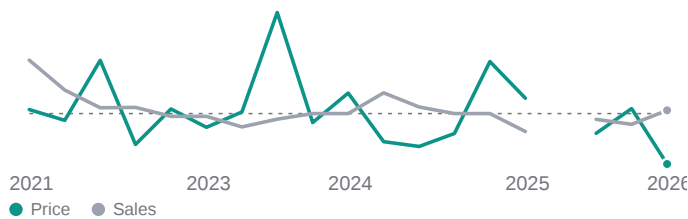


Growth (year over year)

Price -85.9% · Sales +5.6%

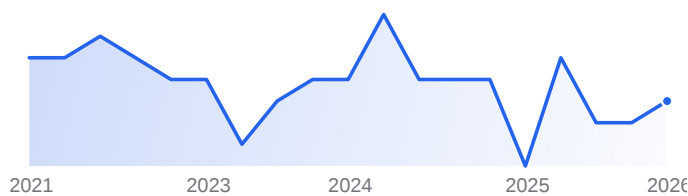
Sale premium vs estimated value

-79.0%



Annual turnover (share of homes sold)

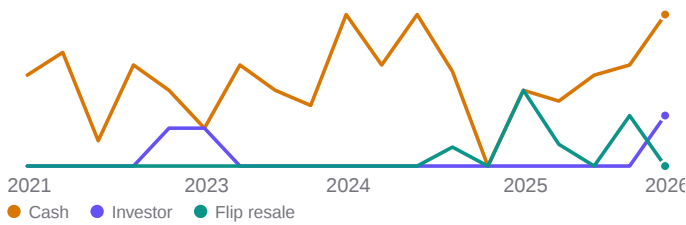
1.6%



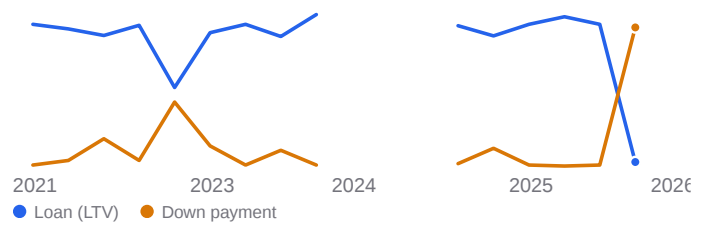
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 33% · Flip resale 0%

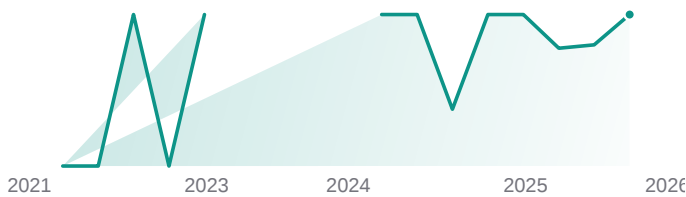


Financing (share of purchase price) Loan (LTV) 3.9% · Down payment 96%



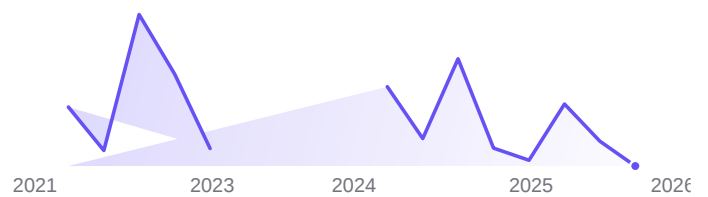
Sellers who sold at a gain

100%



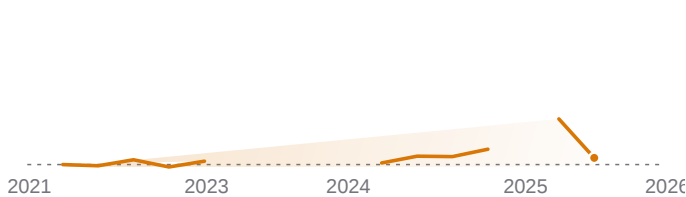
Typical hold before selling

0.2 yrs



Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,184
Median value (AVM)	\$77K
Median size	1,568 ft²
Median year built	2011
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.9%
Owner occupied	87%
Company owned	6.4%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	2,633
Density	22 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	80%
Bachelor's or higher	9%
Poverty rate	19.0%
Unemployment	1.1%
Average temp	67°F
Annual precip	65 in
Sunshine	69%

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