

Reeves 70658

ZIP code · LA · Louisiana > Allen Parish > Reeves

SELLER'S MARKET

\$155K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$124K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

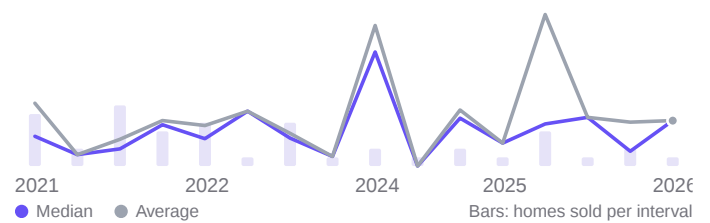
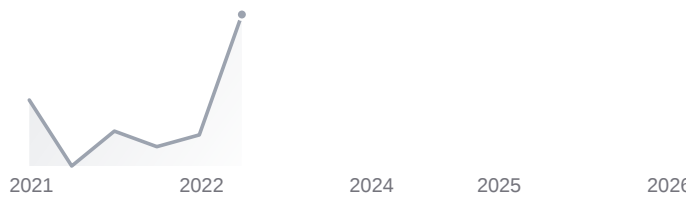
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$155K · Average \$155K

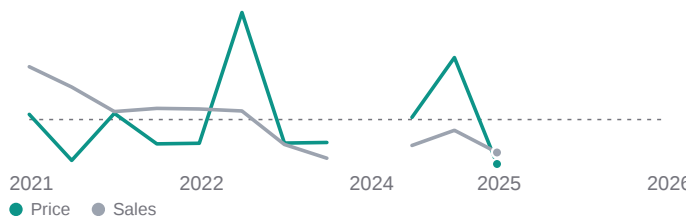


Growth (year over year)

Price -74.9% · Sales -55.6%

Price per square foot

\$26/ft²

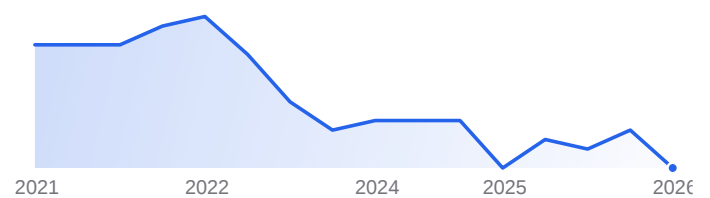


Sale premium vs estimated value

-21.7%

Annual turnover (share of homes sold)

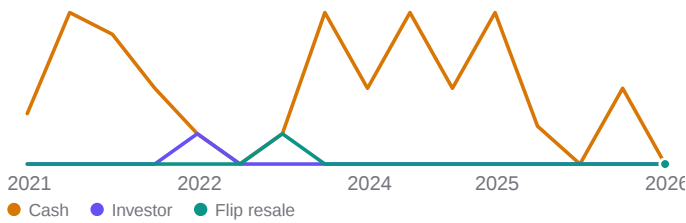
1.0%



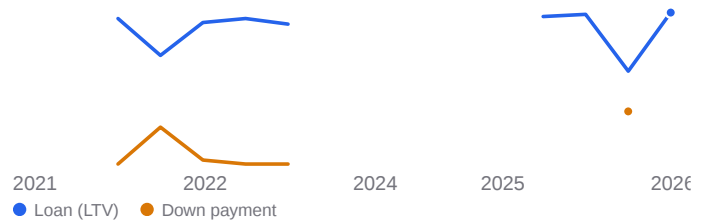
BUYERS & OUTCOMES

Buyer mix

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

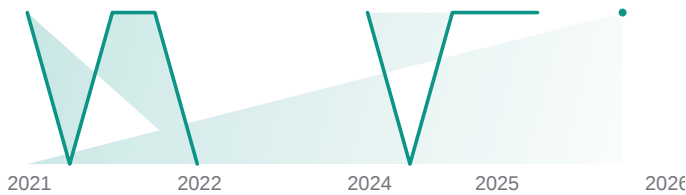


Financing (share of purchase price) Loan (LTV) 102% · Down payment 37%



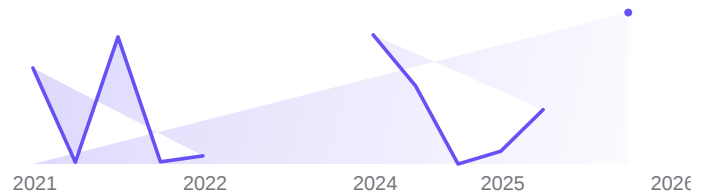
Sellers who sold at a gain

100%



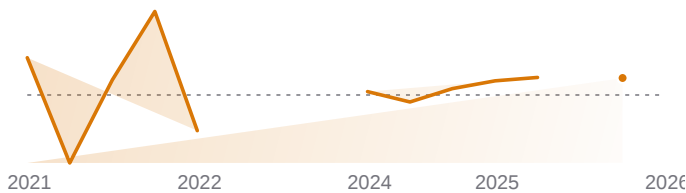
Typical hold before selling

16.8 yrs



Median annualized return at resale

+12.8%



HOUSING STOCK

Homes	392
Median value (AVM)	\$124K
Median size	1,296 ft²
Median year built	2006
Single family	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	6.2%
Owner occupied	89%
Company owned	2.3%
Median loan-to-value	35%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	1,397
Density	15 / mi²
Median household income	\$61K
Average household income	\$71K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	30
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	16.9%
Unemployment	1.4%
Average temp	67°F
Annual precip	63 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.