

# Oscar 70762

ZIP code · LA · Louisiana > Pointe Coupee Parish

**STRONG SELLER'S MARKET**

**\$558K**

MEDIAN SALE PRICE

**+89.2%**

1-YR CHANGE

**17**

SALES (12 MO)

**\$275K**

MEDIAN VALUE (AVM)

Market temperature

**Strong seller's market · 85 / 100**



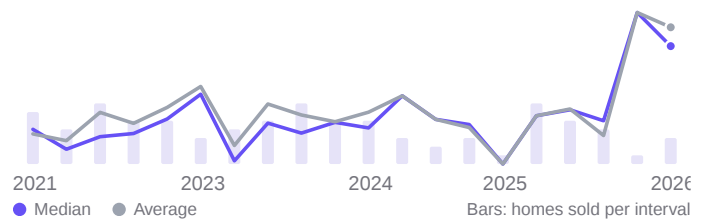
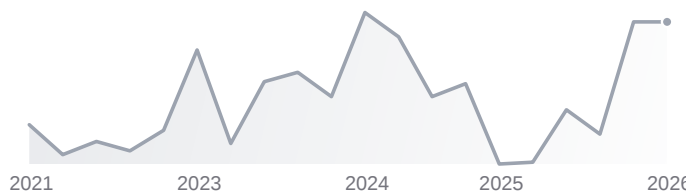
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

85 / 100

Sale prices

Median \$558K · Average \$632K

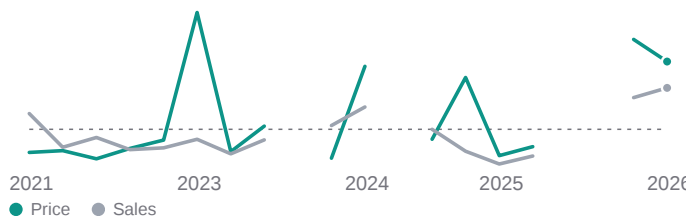


Growth (year over year)

Price +89.2% · Sales +54.5%

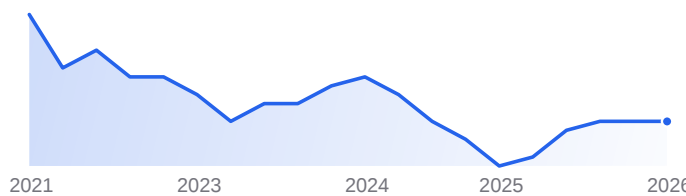
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

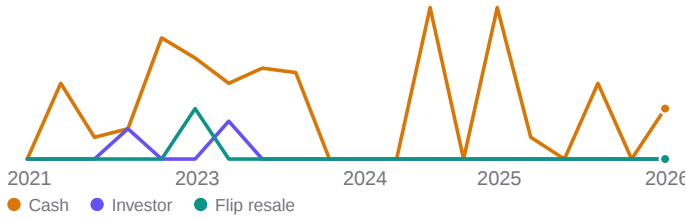
3.4%



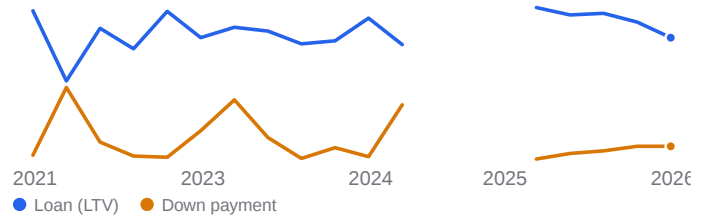
## BUYERS & OUTCOMES

### Buyer mix

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

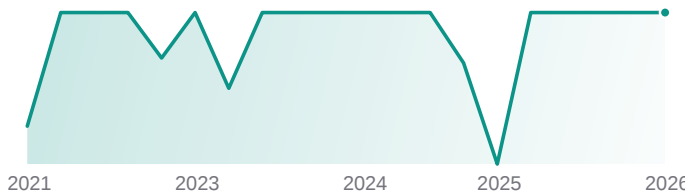


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



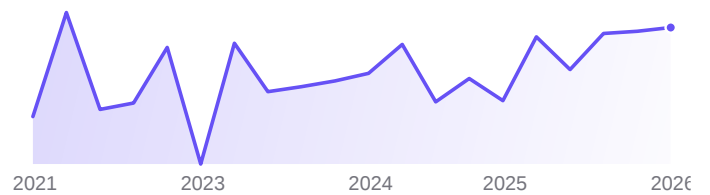
### Sellers who sold at a gain

100%



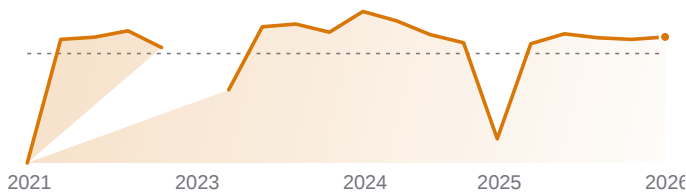
### Typical hold before selling

6.9 yrs



### Median annualized return at resale

+4.8%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |        |
|--------------------|--------|
| Homes              | 498    |
| Median value (AVM) | \$275K |
| Single family      | 86%    |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 40%     |
| Underwater (LTV 125% or more) | 7.7%    |
| Owner occupied                | 84%     |
| Company owned                 | 11%     |
| Median loan-to-value          | 67%     |
| Typical ownership tenure      | 6.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 1,116    |
| Density                          | 55 / mi² |
| Median household income          | \$85K    |
| Average household income         | \$99K    |
| Crime index (US avg 100)         | 92       |
| Air pollution index (US avg 100) | 85       |
| Earthquake index (US avg 100)    | 29       |
| Homes occupied                   | 76%      |
| Bachelor's or higher             | 23%      |
| Poverty rate                     | 13.7%    |
| Unemployment                     | 1.3%     |
| Average temp                     | 67°F     |
| Annual precip                    | 63 in    |
| Sunshine                         | 60%      |

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.