

Oil City 71061

ZIP code · LA · Louisiana > Caddo Parish > Oil City

STRONG BUYER'S MARKET

\$72K

MEDIAN SALE PRICE

-41.5%

1-YR CHANGE

17

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 11 / 100



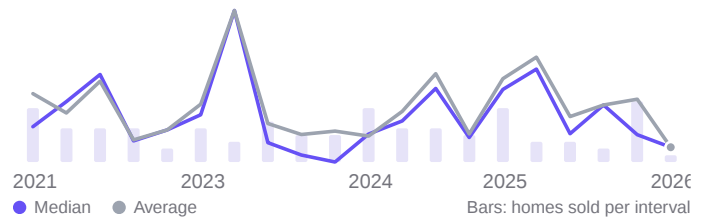
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

11 / 100

Sale prices

Median \$53K · Average \$53K

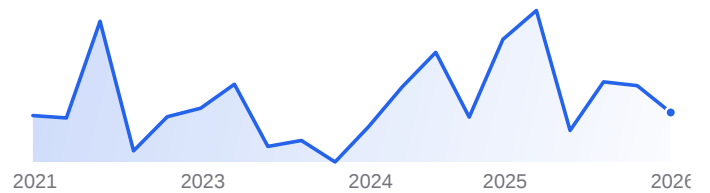
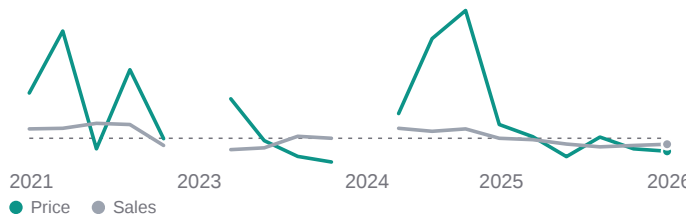


Growth (year over year)

Price -41.5% · Sales -19.0%

Price per square foot

\$56/ft²

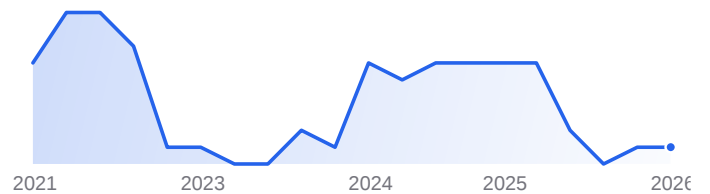


Sale premium vs estimated value

-15.7%

Annual turnover (share of homes sold)

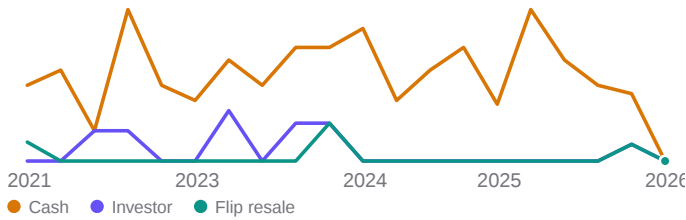
2.6%



BUYERS & OUTCOMES

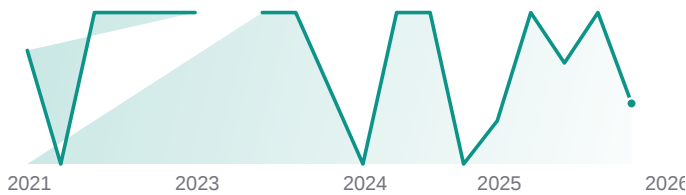
Buyer mix

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



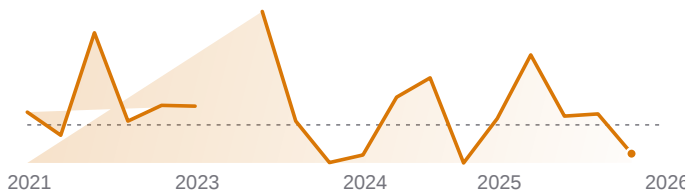
Sellers who sold at a gain

40%

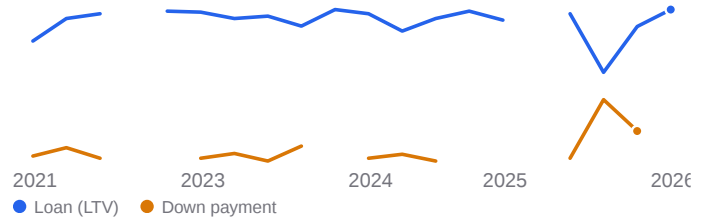


Median annualized return at resale

-16.4%

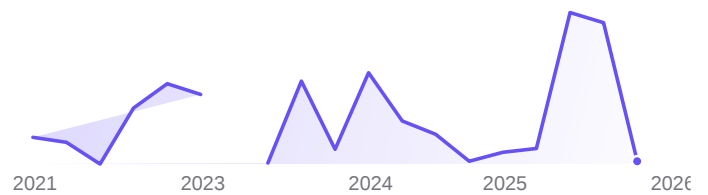


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



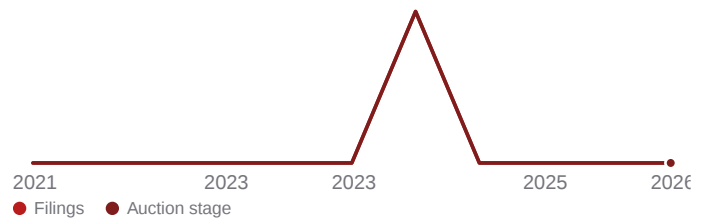
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	644
Median value (AVM)	\$108K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1997
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.7%
Owner occupied	77%
Company owned	8.2%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	922
Density	38 / mi²
Median household income	\$38K
Average household income	\$57K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	34
Homes occupied	80%
Bachelor's or higher	11%
Poverty rate	19.2%
Unemployment	1.2%
Average temp	65°F
Annual precip	50 in
Sunshine	63%

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.