

# Oakdale 71463

ZIP code · LA · Louisiana > Allen Parish > Oakdale

BALANCED MARKET

**\$56K**

MEDIAN SALE PRICE

**+57.7%**

1-YR CHANGE

**49**

SALES (12 MO)

**\$70K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



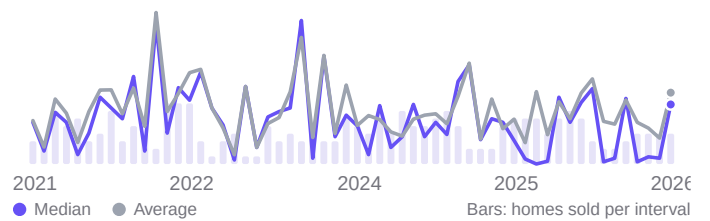
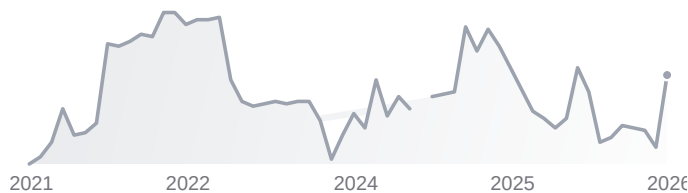
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$105K · Average \$121K

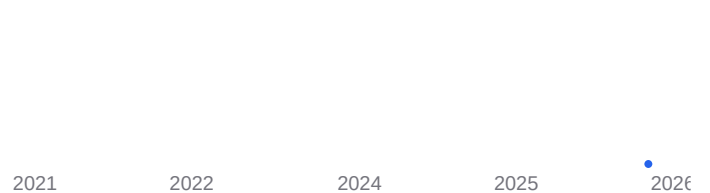
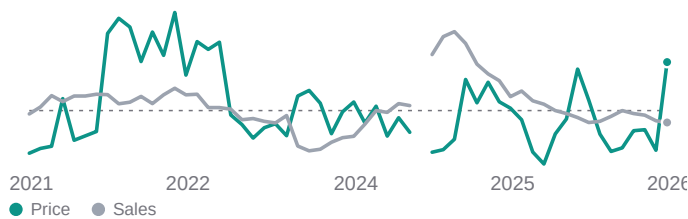


Growth (year over year)

Price +57.7% · Sales -14.0%

Price per square foot

\$14/ft²

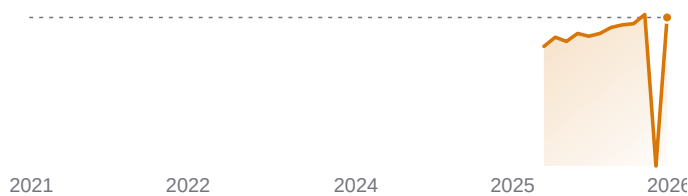


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

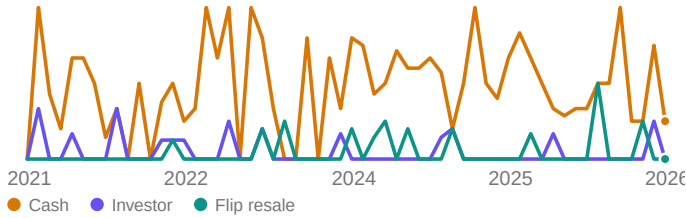
1.6%



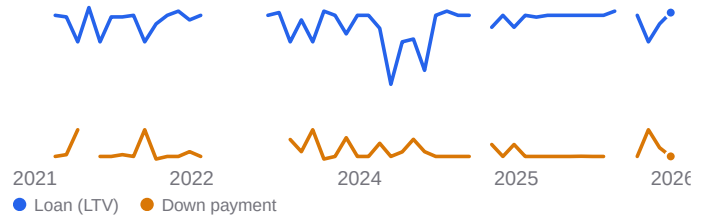
## BUYERS & OUTCOMES

### Buyer mix

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

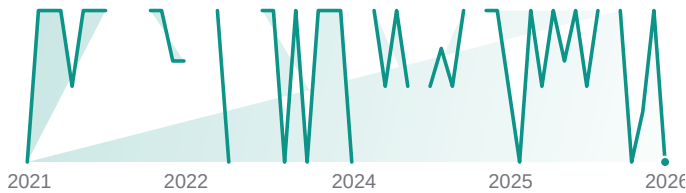


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



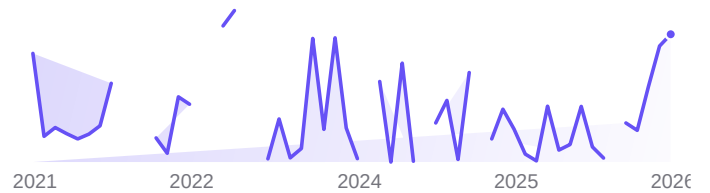
### Sellers who sold at a gain

0%



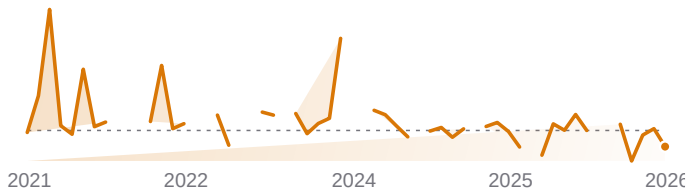
### Typical hold before selling

15.2 yrs



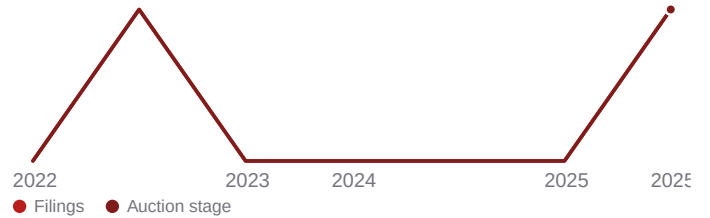
### Median annualized return at resale

-8.0%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,153     |
| Median value (AVM) | \$70K     |
| Median size        | 1,729 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2004      |
| Single family      | 64%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 67%     |
| Underwater (LTV 125% or more) | 3.5%    |
| Owner occupied                | 76%     |
| Company owned                 | 7.8%    |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 9,865    |
| Density                          | 40 / mi² |
| Median household income          | \$51K    |
| Average household income         | \$66K    |
| Crime index (US avg 100)         | 104      |
| Air pollution index (US avg 100) | 82       |
| Earthquake index (US avg 100)    | 24       |
| Homes occupied                   | 81%      |
| Bachelor's or higher             | 5%       |
| Poverty rate                     | 19.8%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 67°F     |
| Annual precip                    | 64 in    |
| Sunshine                         | 69%      |

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