

Otis 71466

ZIP code · LA · Louisiana · Rapides Parish

BALANCED MARKET

\$225K

MEDIAN SALE PRICE

+135.4%

1-YR CHANGE

5

SALES (12 MO)

\$127K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



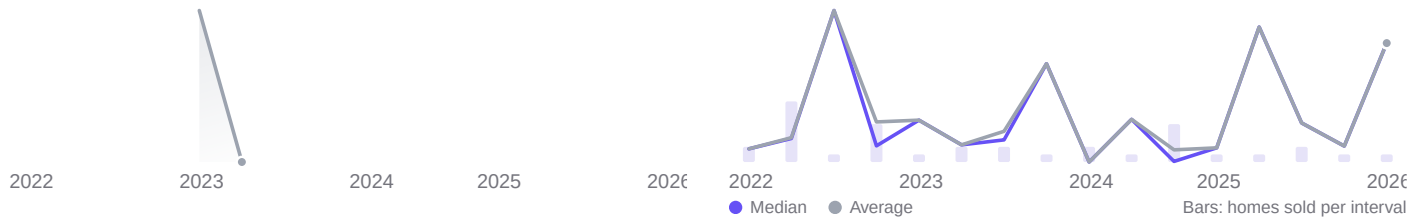
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$350K · Average \$350K

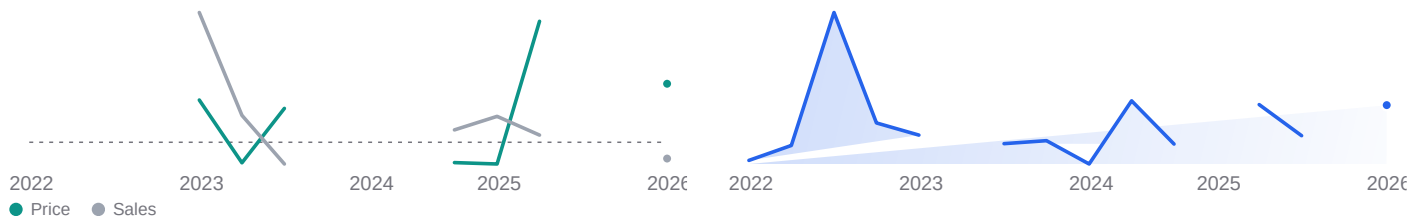


Growth (year over year)

Price +135.4% · Sales -37.5%

Price per square foot

\$113/ft²

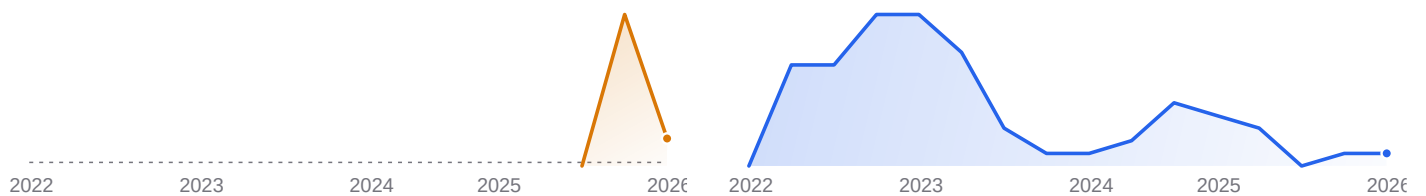


Sale premium vs estimated value

+13.9%

Annual turnover (share of homes sold)

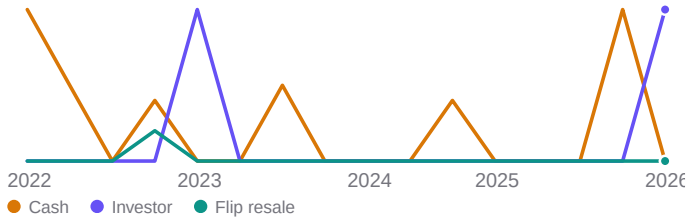
2.5%



BUYERS & OUTCOMES

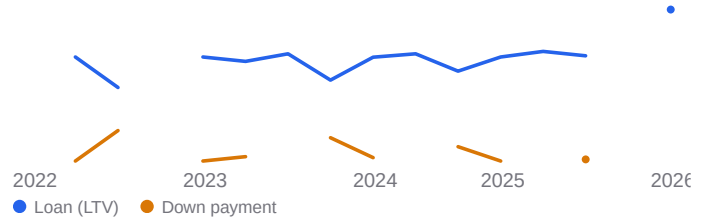
Buyer mix

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



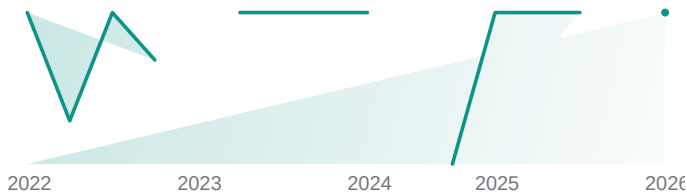
Financing (share of purchase price)

Loan (LTV) 142% · Down payment 3.3%



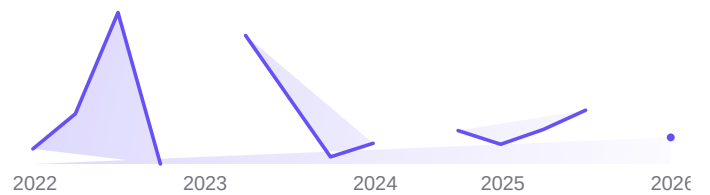
Sellers who sold at a gain

100%



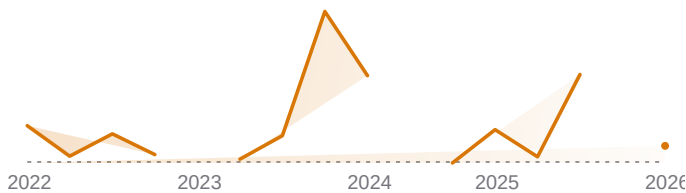
Typical hold before selling

3.9 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	204
Median value (AVM)	\$127K
Median size	1,960 ft²
Median bedrooms	3
Median year built	2005
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	5.5%
Owner occupied	88%
Company owned	7.4%
Median loan-to-value	58%
Typical ownership tenure	16.3 yrs

COMMUNITY

Population	275
Density	32 / mi ²
Median household income	\$50K
Average household income	\$75K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	30
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	9.0%
Unemployment	1.1%
Average temp	66°F
Annual precip	61 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.