

East Baton Rouge Parish, LA

County · LA · Louisiana

BUYER'S MARKET

\$254K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

5,516

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



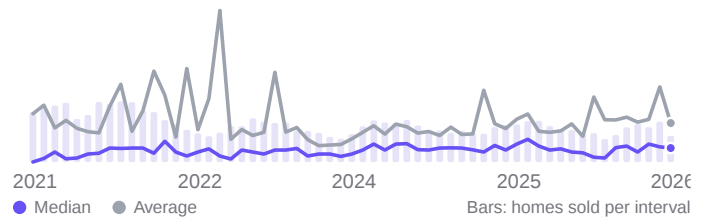
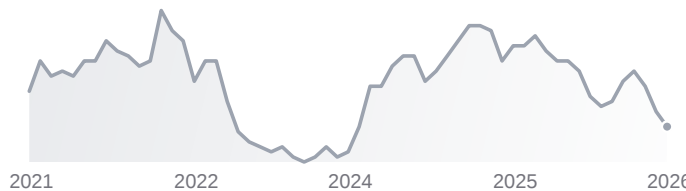
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$250K · Average \$313K

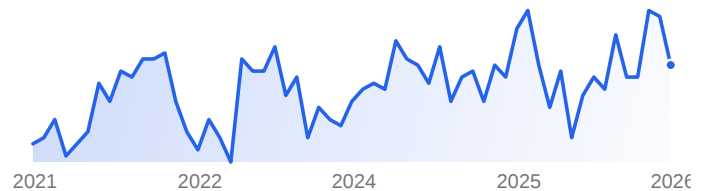
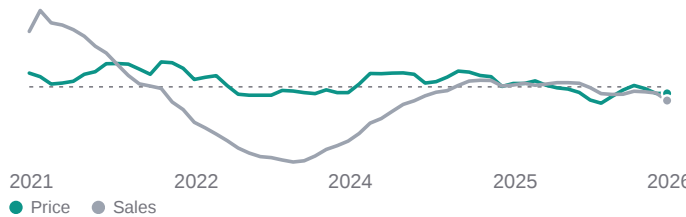


Growth (year over year)

Price -3.0% · Sales -6.3%

Price per square foot

\$144/ft²

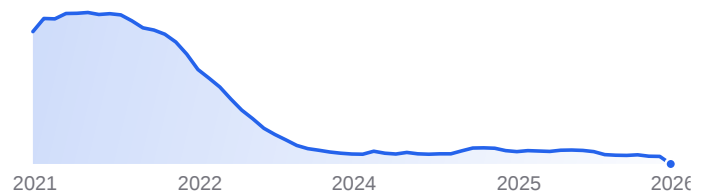
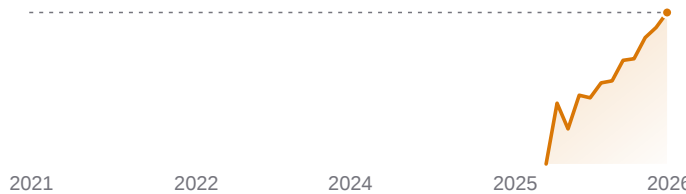


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

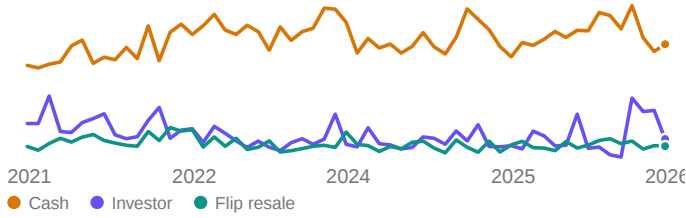
3.6%



BUYERS & OUTCOMES

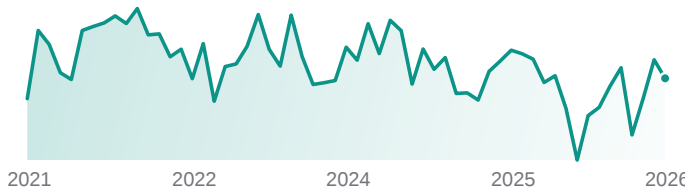
Buyer mix

Cash 28% · Investor 6.6% · Flip resale 5.0%



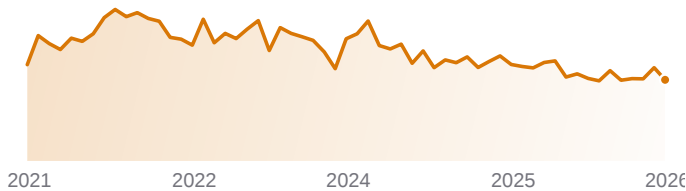
Sellers who sold at a gain

84%

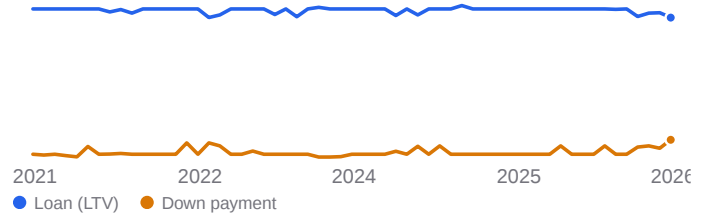


Median annualized return at resale

+2.4%

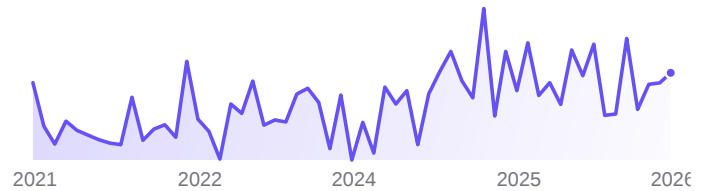


Financing (share of purchase price) Loan (LTV) 90% · Down payment 19%



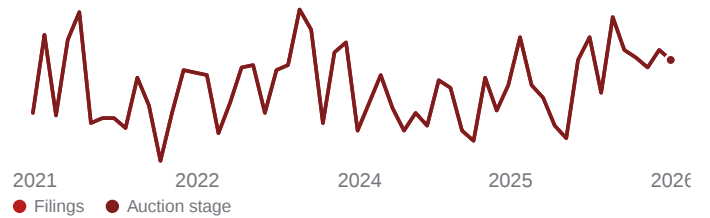
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 43 · Auction stage 43



HOUSING STOCK

Homes	154,089
Median value (AVM)	\$212K
Median size	1,749 ft²
Median year built	1992
Single family	91%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	5.3%
Owner occupied	75%
Company owned	13%
Median loan-to-value	67%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	452,849
Density	994 / mi²
Median household income	\$66K
Average household income	\$97K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	31
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	17.1%
Unemployment	1.2%
Average temp	67°F
Annual precip	64 in
Sunshine	60%

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.