

Addis 70710

ZIP code · LA · Louisiana > West Baton Rouge Parish > Addis

SELLER'S MARKET

\$272K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

93

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

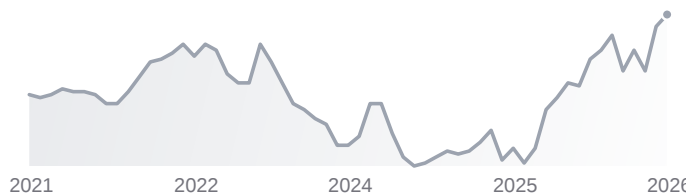
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

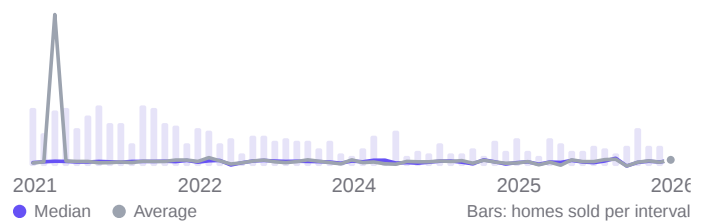
Market temperature (0–100)

71 / 100



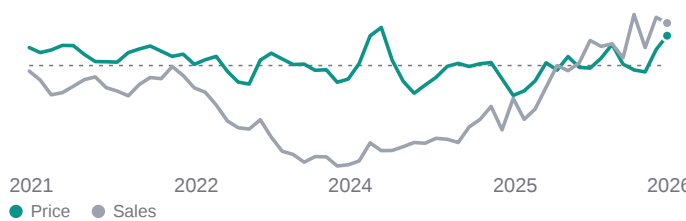
Sale prices

Median \$290K · Average \$295K



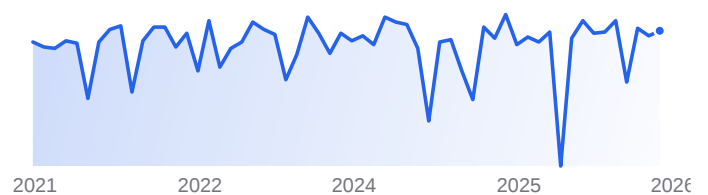
Growth (year over year)

Price +13.5% · Sales +19.2%



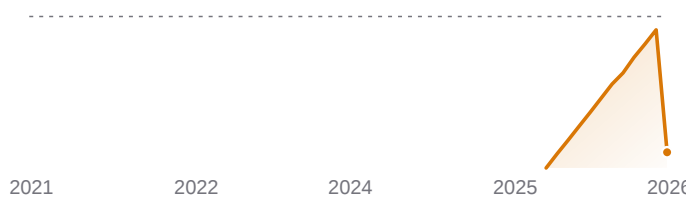
Price per square foot

\$150/ft²



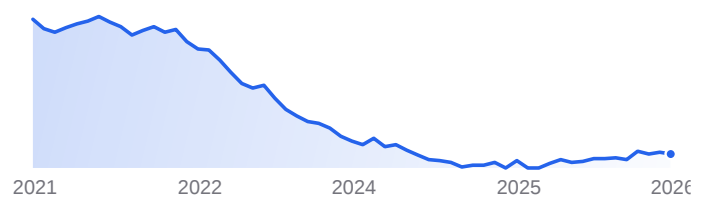
Sale premium vs estimated value

-3.3%



Annual turnover (share of homes sold)

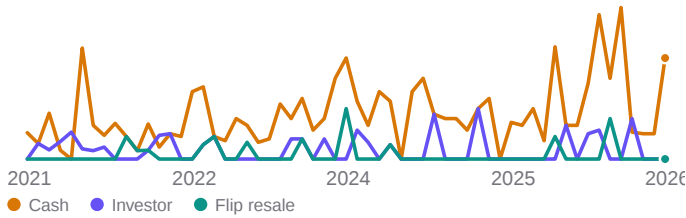
3.8%



BUYERS & OUTCOMES

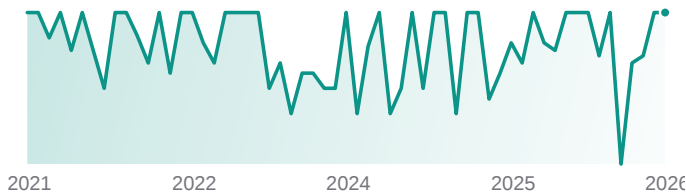
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



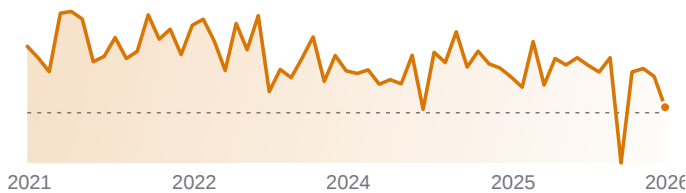
Sellers who sold at a gain

100%

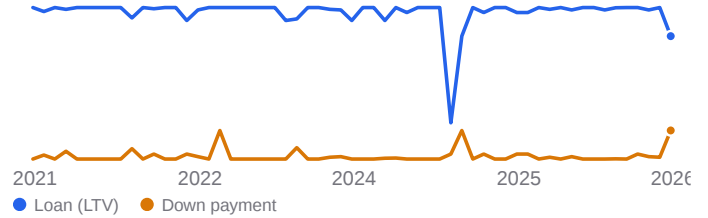


Median annualized return at resale

+0.4%

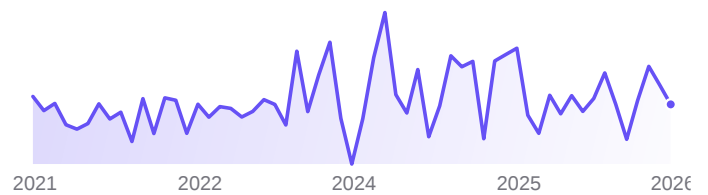


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



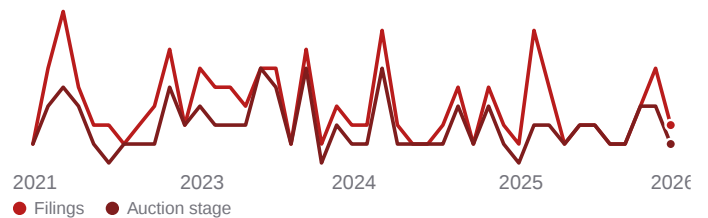
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	2,431
Median value (AVM)	\$258K
Median size	1,686 ft²
Median year built	2007
Single family	92%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	18%
Underwater (LTV 125% or more)	2.6%
Owner occupied	93%
Company owned	4.8%
Median loan-to-value	79%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	4,576
Density	599 / mi²
Median household income	\$98K
Average household income	\$110K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	27
Homes occupied	89%
Bachelor's or higher	31%
Poverty rate	8.5%
Unemployment	1.5%
Average temp	67°F
Annual precip	63 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.