

Baton Rouge 70802

ZIP code · LA · Louisiana > East Baton Rouge Parish > Baton Rouge

STRONG BUYER'S MARKET

\$98K

MEDIAN SALE PRICE

-25.6%

1-YR CHANGE

184

SALES (12 MO)

\$53K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 10 / 100



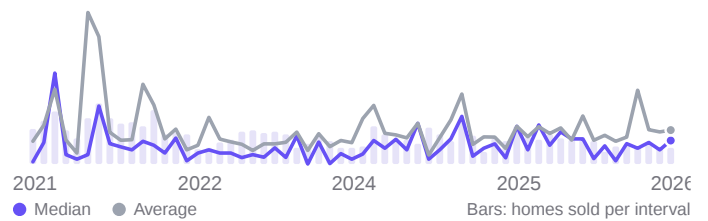
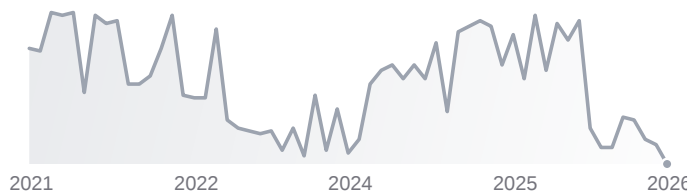
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

10 / 100

Sale prices

Median \$110K · Average \$143K

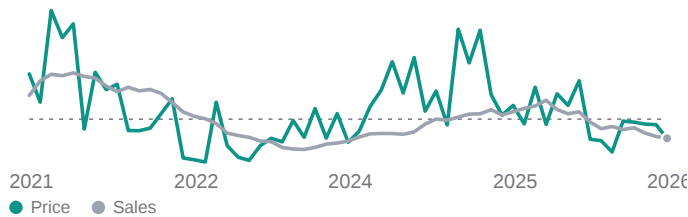


Growth (year over year)

Price -25.6% · Sales -24.9%

Price per square foot

\$175/ft²

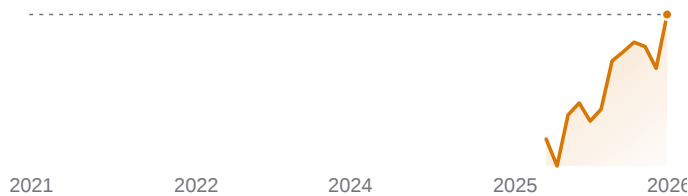


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

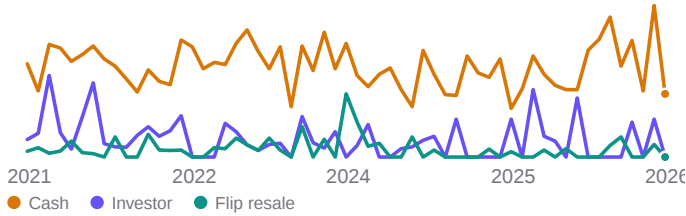
2.3%



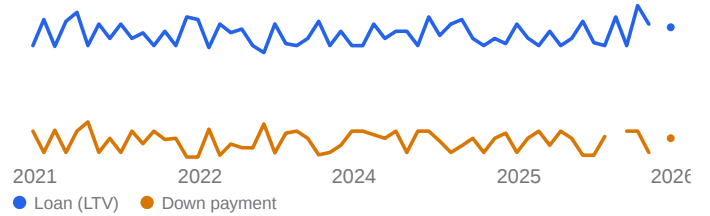
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 0% · Flip resale 0%

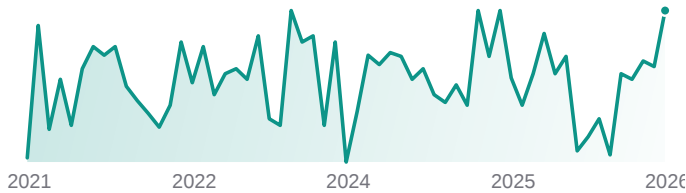


Financing (share of purchase price) Loan (LTV) 93% · Down payment 15%



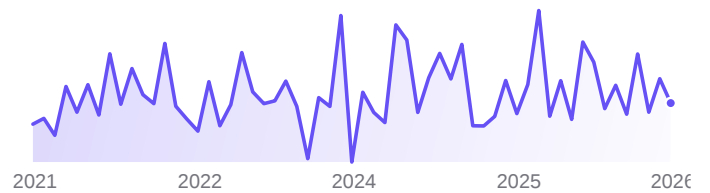
Sellers who sold at a gain

100%



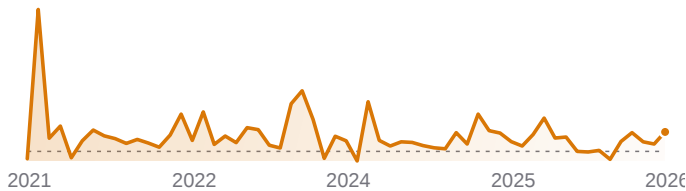
Typical hold before selling

5.2 yrs



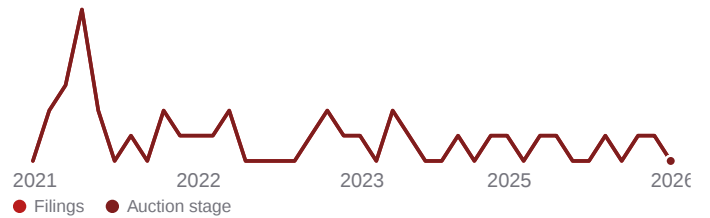
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,996
Median value (AVM)	\$53K
Median size	1,200 ft²
Median year built	1999
Single family	93%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	8.3%
Owner occupied	49%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	26,734
Density	3,170 / mi²
Median household income	\$42K
Average household income	\$61K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	35
Homes occupied	78%
Bachelor's or higher	14%
Poverty rate	26.3%
Unemployment	1.0%
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.