

Baton Rouge 70805

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

STRONG BUYER'S MARKET

\$59K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

155

SALES (12 MO)

\$50K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



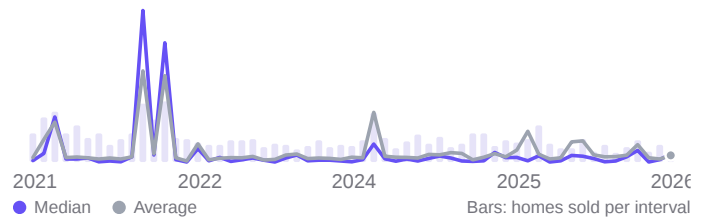
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$98K · Average \$87K

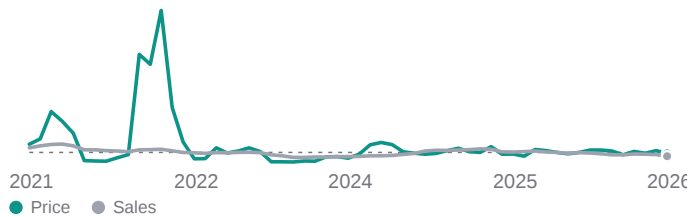


Growth (year over year)

Price -7.8% · Sales -36.2%

Price per square foot

\$19/ft²

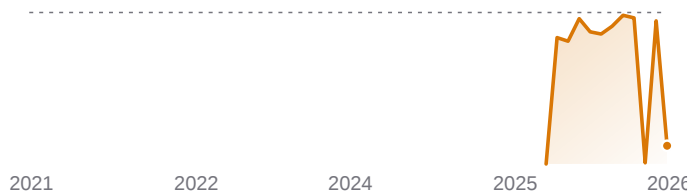


Sale premium vs estimated value

-22.0%

Annual turnover (share of homes sold)

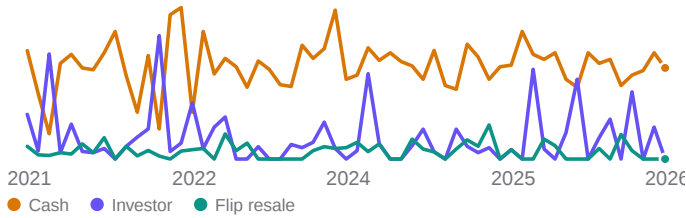
1.8%



BUYERS & OUTCOMES

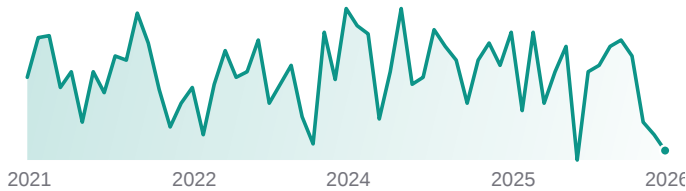
Buyer mix

Cash 57% · Investor 0% · Flip resale 0%



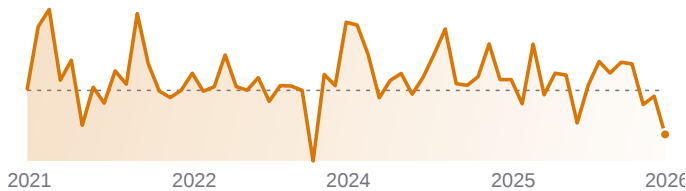
Sellers who sold at a gain

25%

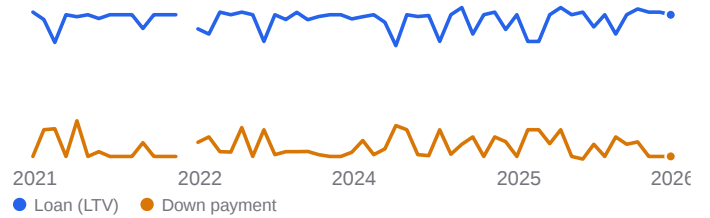


Median annualized return at resale

-13.8%

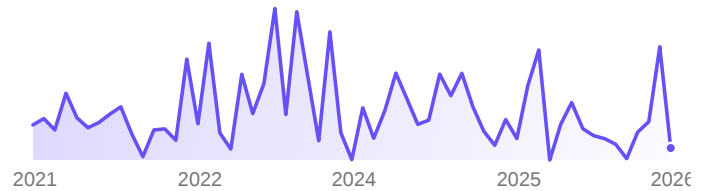


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



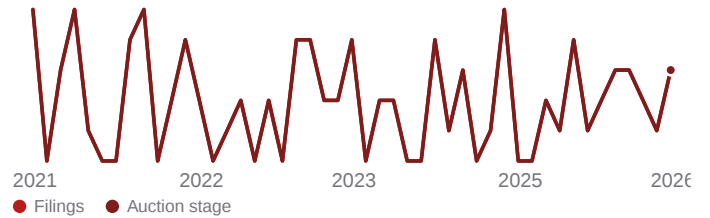
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,521
Median value (AVM)	\$50K
Median size	1,242 ft²
Median year built	1986
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	9.3%
Owner occupied	53%
Company owned	22%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	27,531
Density	2,459 / mi²
Median household income	\$32K
Average household income	\$48K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	27
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	35.3%
Unemployment	0.9%
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.