

Baton Rouge 70806

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

BALANCED MARKET

\$298K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

309

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

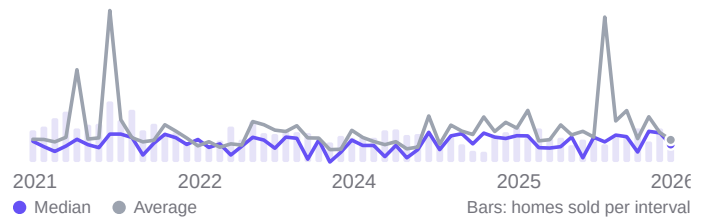
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$250K · Average \$277K

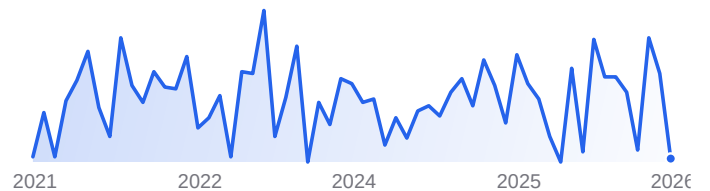
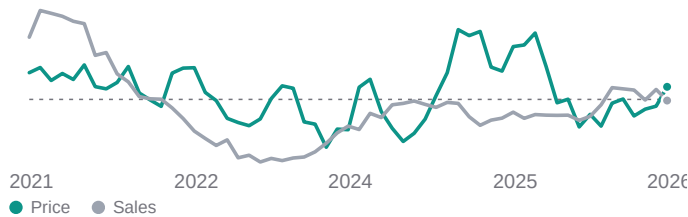


Growth (year over year)

Price +7.4% · Sales -0.6%

Price per square foot

\$123/ft²

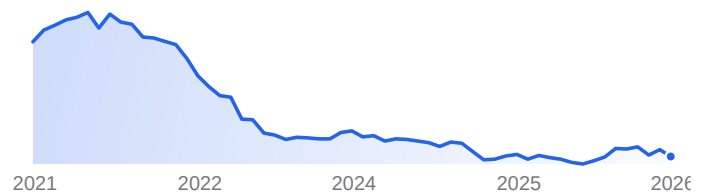
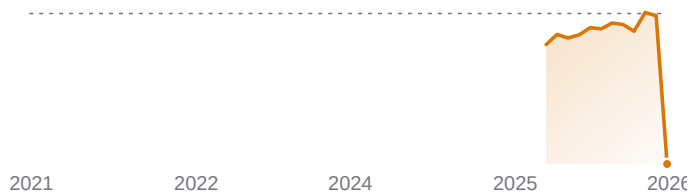


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

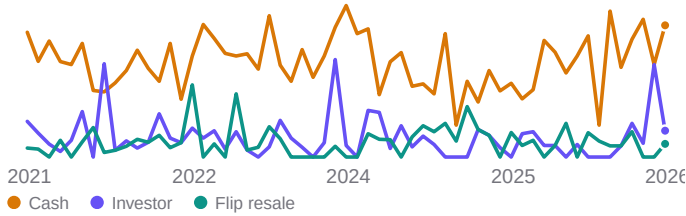
3.6%



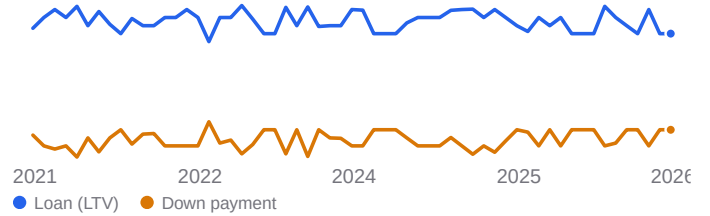
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 8.7% · Flip resale 4.3%

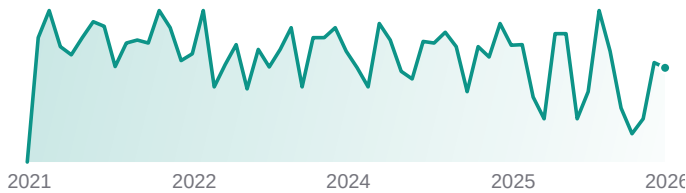


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



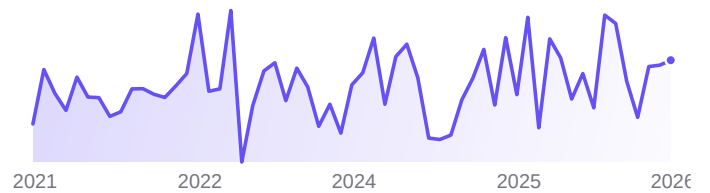
Sellers who sold at a gain

82%



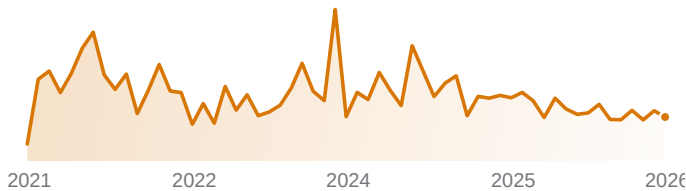
Typical hold before selling

6.9 yrs



Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,476
Median value (AVM)	\$241K
Median size	1,645 ft²
Median year built	1984
Single family	84%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	6.4%
Owner occupied	70%
Company owned	17%
Median loan-to-value	66%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	26,834
Density	3,045 / mi²
Median household income	\$62K
Average household income	\$87K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	28
Homes occupied	89%
Bachelor's or higher	24%
Poverty rate	21.0%
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.