

Baton Rouge 70807

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

BUYER'S MARKET

\$99K

MEDIAN SALE PRICE

-21.6%

1-YR CHANGE

91

SALES (12 MO)

\$59K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



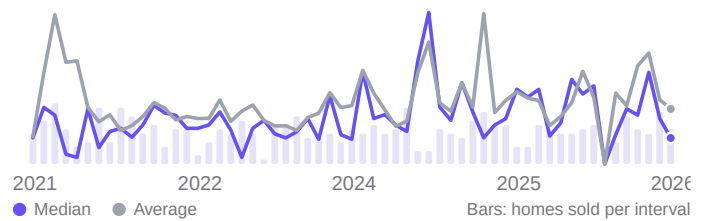
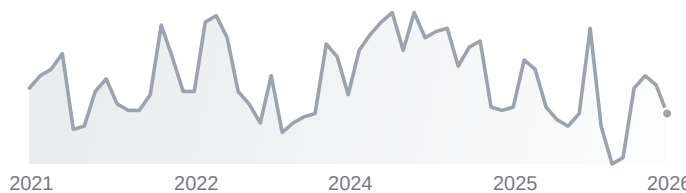
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$55K · Average \$100K

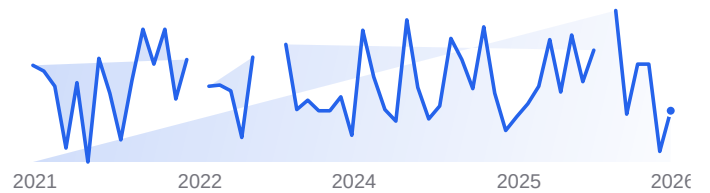
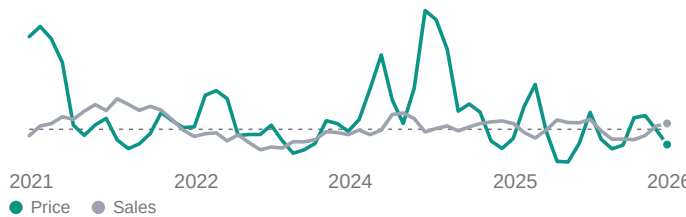


Growth (year over year)

Price -21.6% · Sales +8.3%

Price per square foot

\$53/ft²

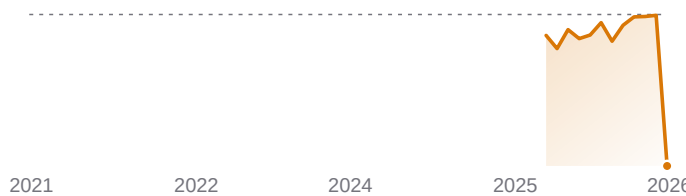


Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

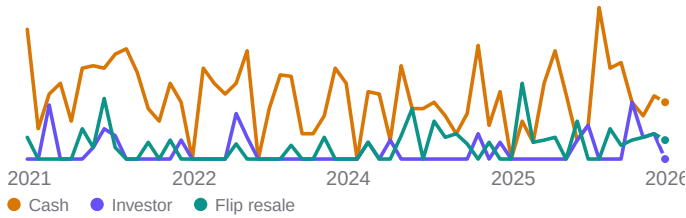
1.9%



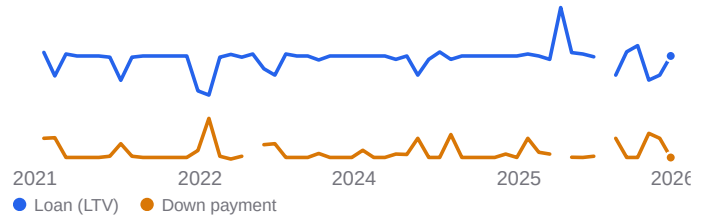
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 13%

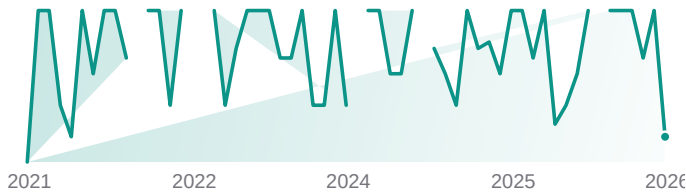


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



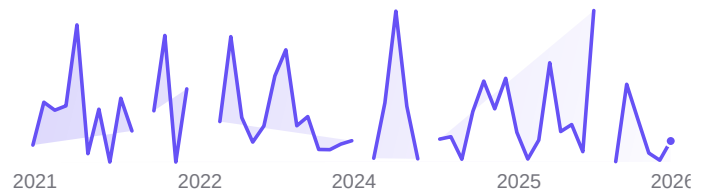
Sellers who sold at a gain

33%



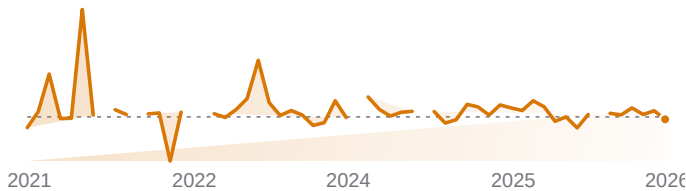
Typical hold before selling

2.2 yrs



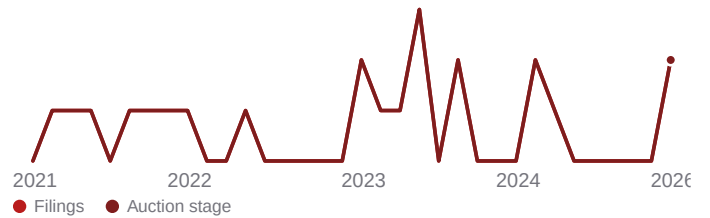
Median annualized return at resale

-2.2%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,905
Median value (AVM)	\$59K
Median size	1,351 ft²
Median year built	1985
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	10%
Owner occupied	64%
Company owned	13%
Median loan-to-value	48%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	15,944
Density	789 / mi²
Median household income	\$39K
Average household income	\$61K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	33
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	34.3%
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.