

Baton Rouge 70808

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

SELLER'S MARKET

\$415K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

576

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

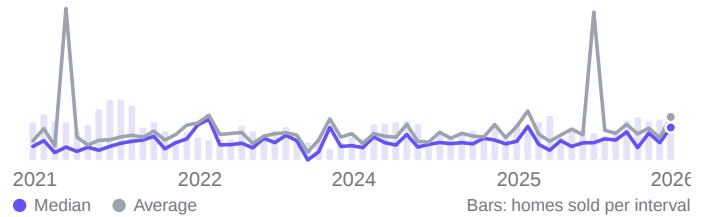
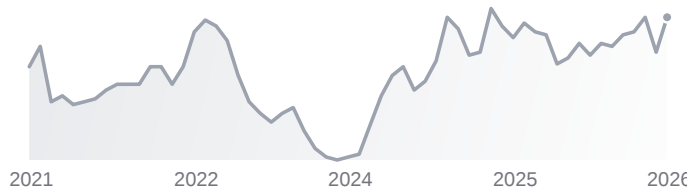
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$470K · Average \$554K

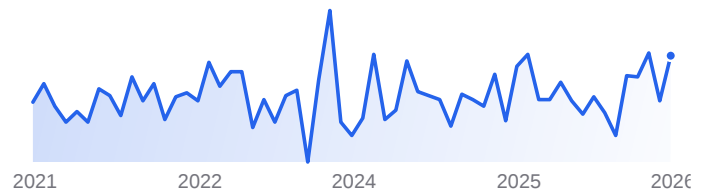
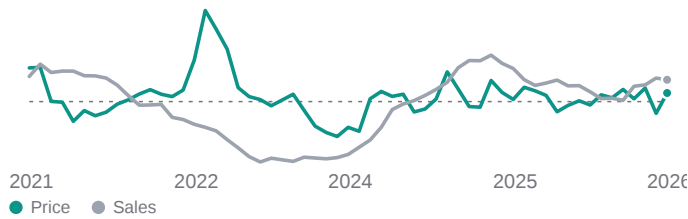


Growth (year over year)

Price +5.9% · Sales +15.0%

Price per square foot

\$210/ft²

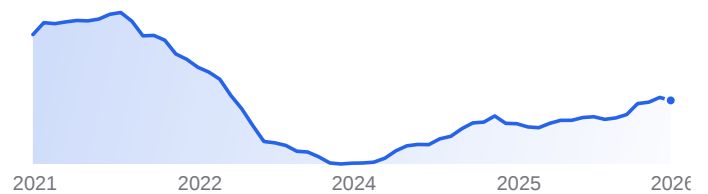
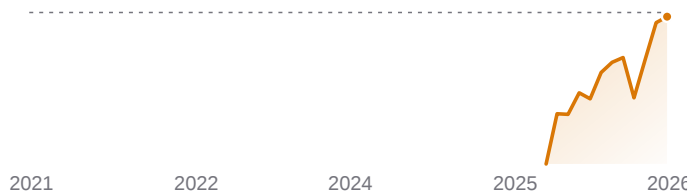


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

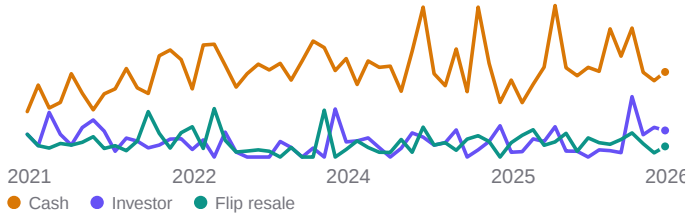
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 11% · Flip resale 4.3%



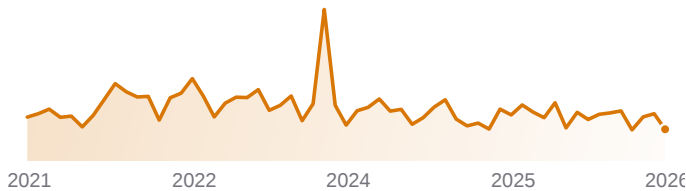
Sellers who sold at a gain

89%

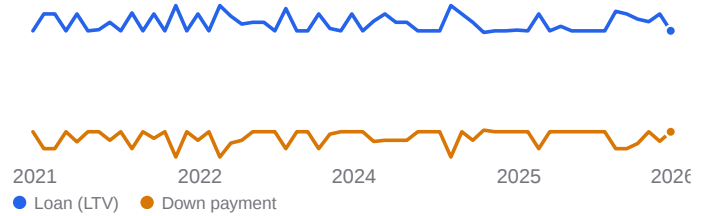


Median annualized return at resale

+2.0%

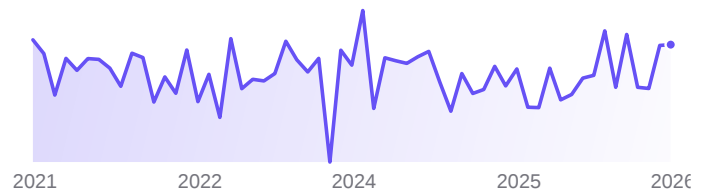


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,971
Median value (AVM)	\$335K
Median size	1,987 ft²
Median year built	1990
Single family	84%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	6.8%
Owner occupied	74%
Company owned	18%
Median loan-to-value	59%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	33,791
Density	2,606 / mi²
Median household income	\$90K
Average household income	\$130K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	32
Homes occupied	88%
Bachelor's or higher	32%
Poverty rate	13.3%
Unemployment	1.1%
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.