

Baton Rouge 70809

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

BALANCED MARKET

\$248K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

366

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



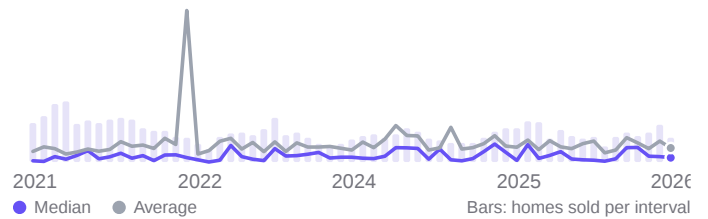
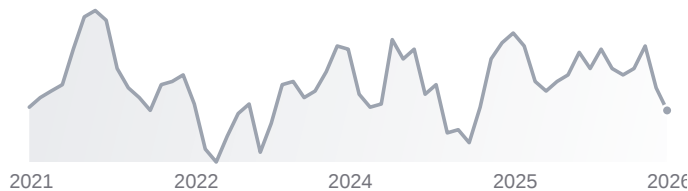
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$240K · Average \$336K

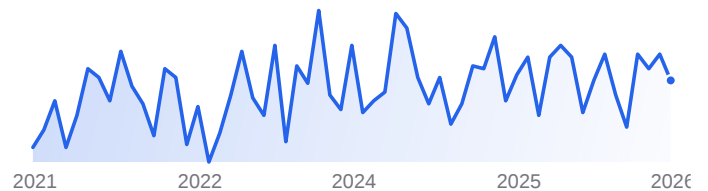
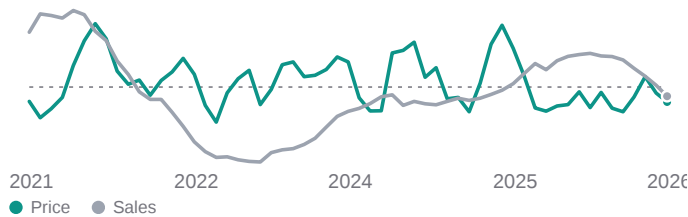


Growth (year over year)

Price -8.8% · Sales -5.4%

Price per square foot

\$158/ft²

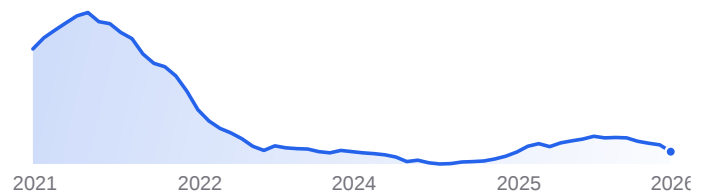
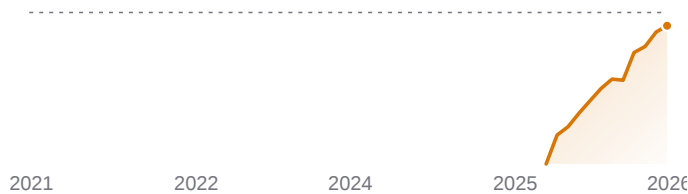


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

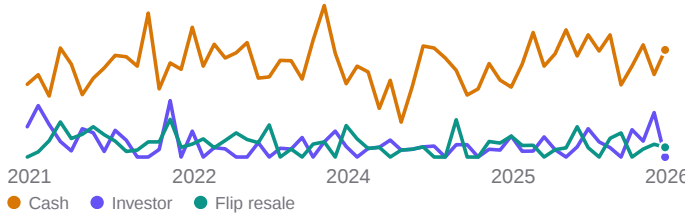
4.2%



BUYERS & OUTCOMES

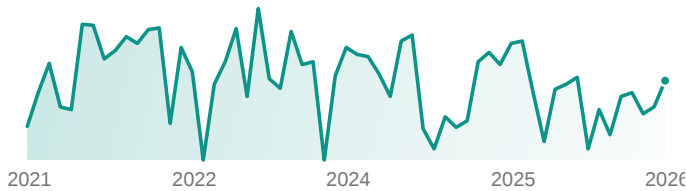
Buyer mix

Cash 39% · Investor 0% · Flip resale 3.6%



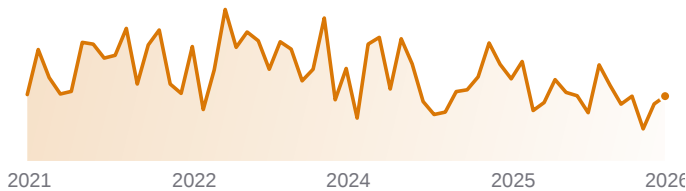
Sellers who sold at a gain

86%

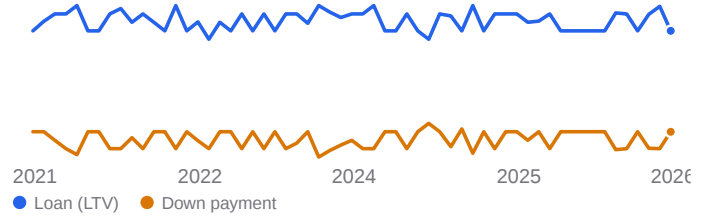


Median annualized return at resale

+2.1%

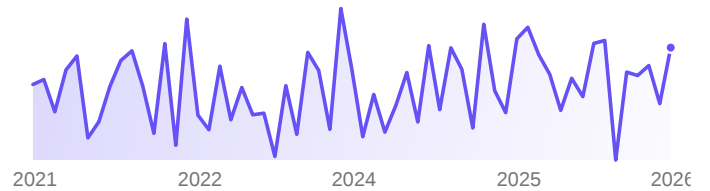


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,635
Median value (AVM)	\$284K
Median size	1,856 ft²
Median year built	1997
Single family	77%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	4.9%
Owner occupied	80%
Company owned	13%
Median loan-to-value	64%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	25,714
Density	1,808 / mi²
Median household income	\$93K
Average household income	\$120K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	29
Homes occupied	90%
Bachelor's or higher	35%
Poverty rate	7.3%
Unemployment	1.4%
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.