

Baton Rouge 70810

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

BALANCED MARKET

\$345K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

749

SALES (12 MO)

\$314K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



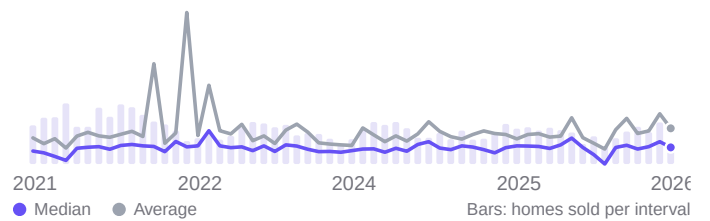
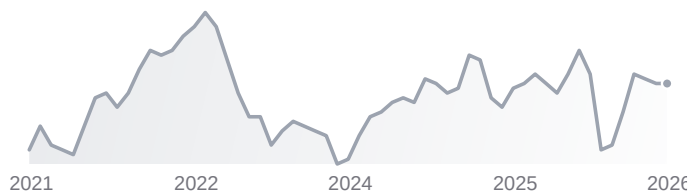
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$330K · Average \$462K

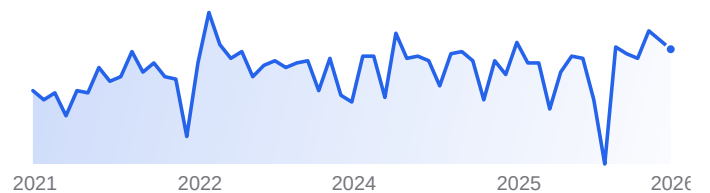
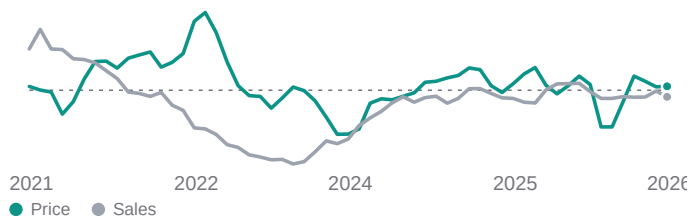


Growth (year over year)

Price +1.7% · Sales -3.0%

Price per square foot

\$178/ft²

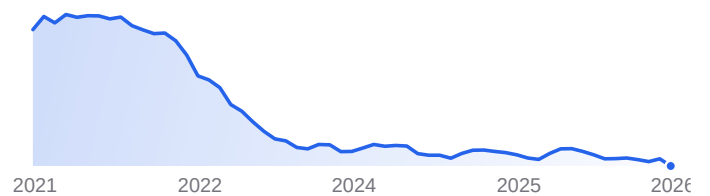
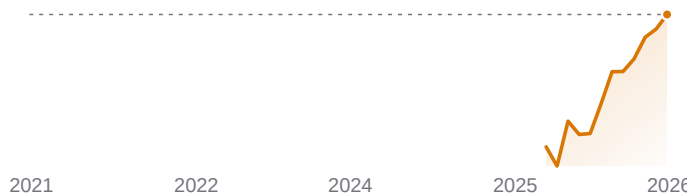


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

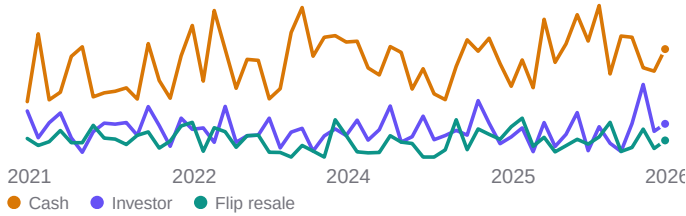
4.5%



BUYERS & OUTCOMES

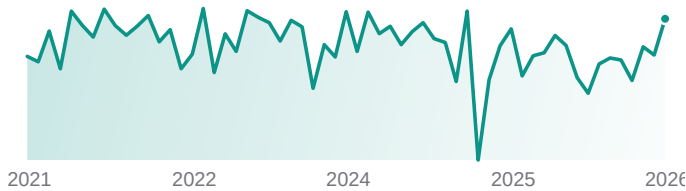
Buyer mix

Cash 29% · Investor 8.9% · Flip resale 4.4%



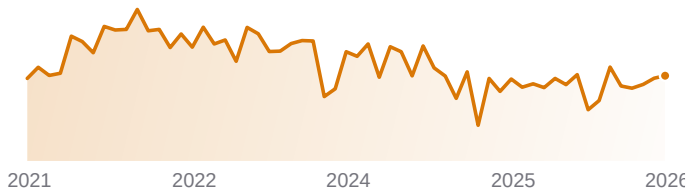
Sellers who sold at a gain

94%

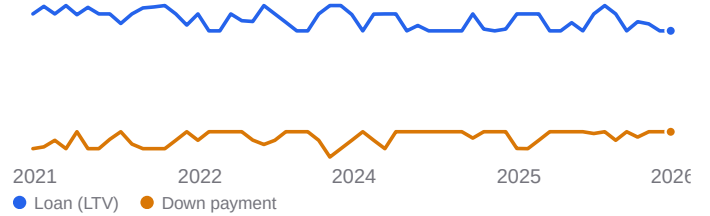


Median annualized return at resale

+2.7%

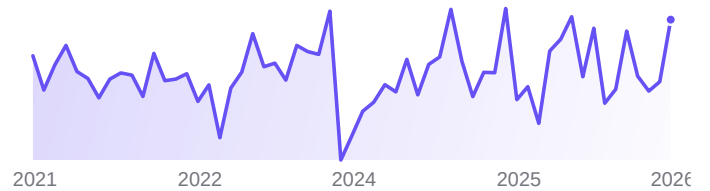


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,469
Median value (AVM)	\$314K
Median size	1,832 ft²
Median year built	1997
Single family	93%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	4.8%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	67%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	41,451
Density	1,631 / mi²
Median household income	\$101K
Average household income	\$123K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	31
Homes occupied	91%
Bachelor's or higher	31%
Poverty rate	11.3%
Unemployment	1.3%
Average temp	67°F
Annual precip	63 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.