

Baton Rouge 70811

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

BUYER'S MARKET

\$107K

MEDIAN SALE PRICE

-33.0%

1-YR CHANGE

127

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



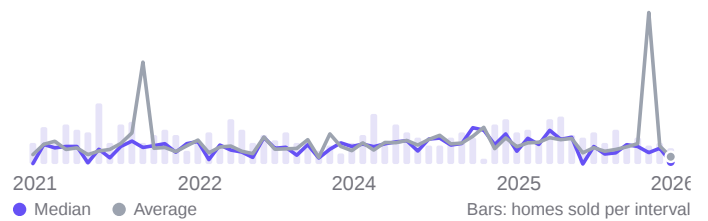
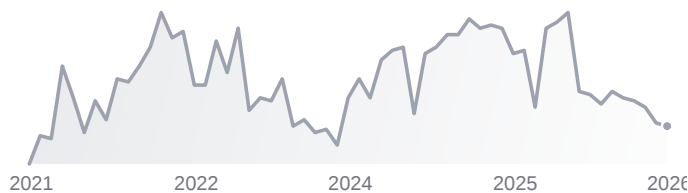
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$65K · Average \$94K

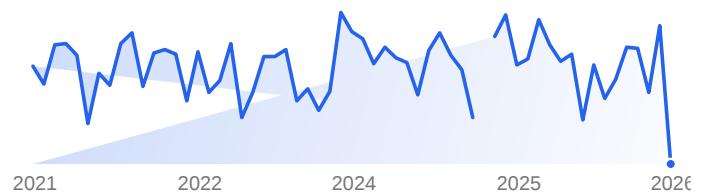
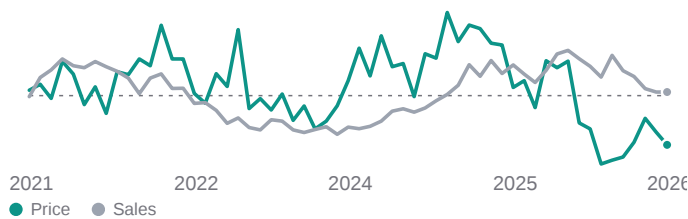


Growth (year over year)

Price -33.0% · Sales +2.4%

Price per square foot

\$12/ft²

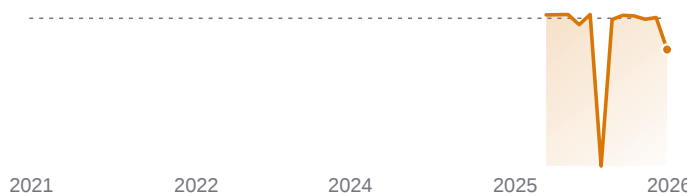


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

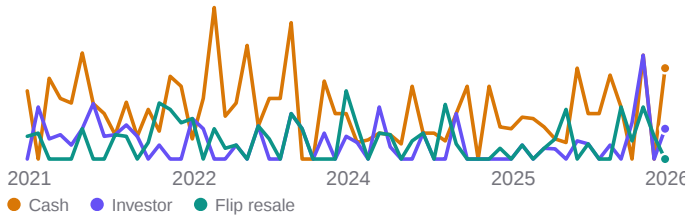
2.8%



BUYERS & OUTCOMES

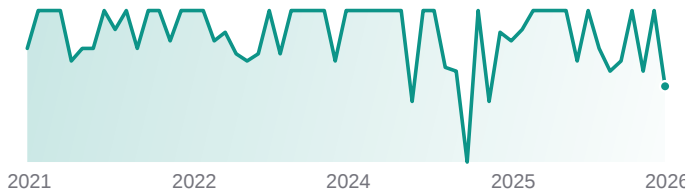
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



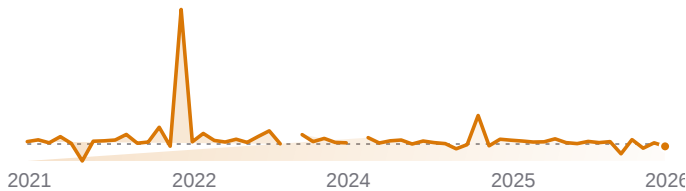
Sellers who sold at a gain

50%

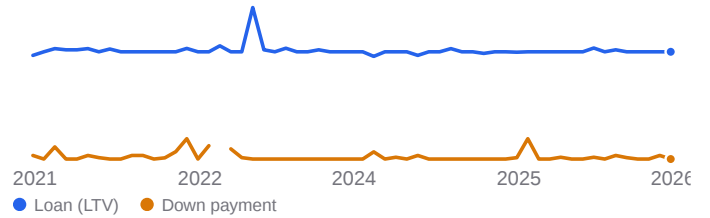


Median annualized return at resale

-3.5%

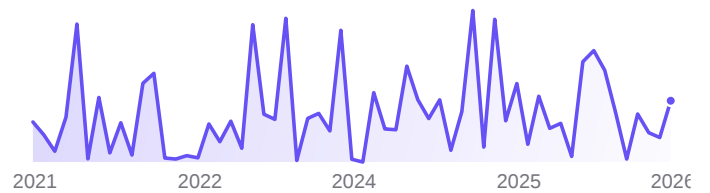


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,545
Median value (AVM)	\$131K
Median size	1,529 ft²
Median year built	1984
Single family	99%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	6.8%
Owner occupied	77%
Company owned	11%
Median loan-to-value	70%
Typical ownership tenure	15.5 yrs

COMMUNITY

Population	12,860
Density	1,171 / mi²
Median household income	\$47K
Average household income	\$65K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	35
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	27.7%
Unemployment	0.8%
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.