

Baton Rouge 70812

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

BUYER'S MARKET

\$71K

MEDIAN SALE PRICE

-44.4%

1-YR CHANGE

87

SALES (12 MO)

\$97K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



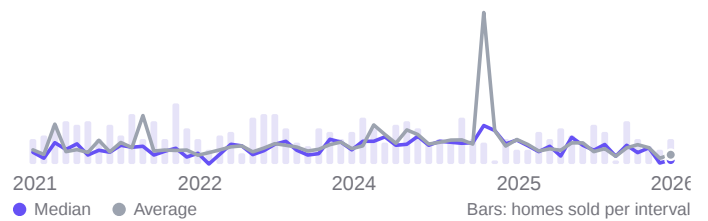
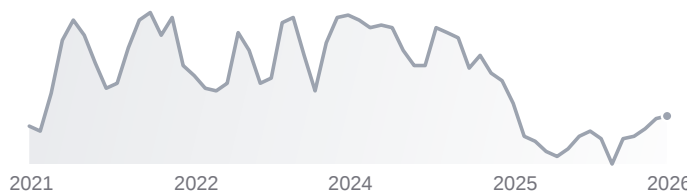
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$55K · Average \$82K

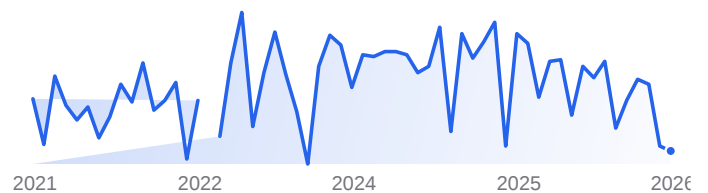
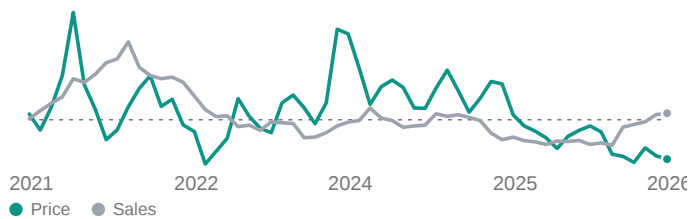


Growth (year over year)

Price -44.4% · Sales +7.4%

Price per square foot

\$51/ft²

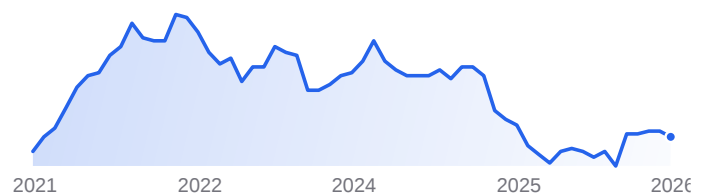


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

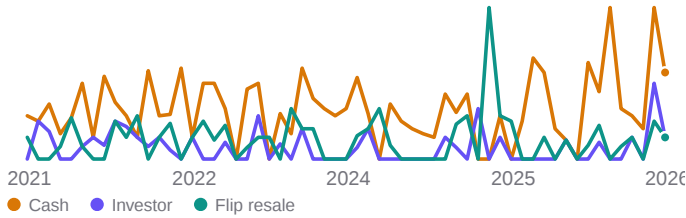
2.4%



BUYERS & OUTCOMES

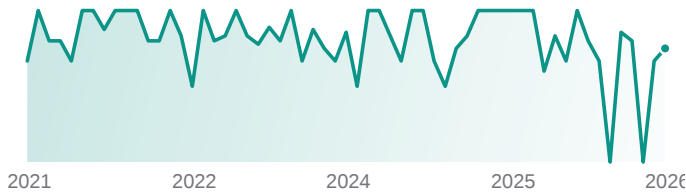
Buyer mix

Cash 57% · Investor 14% · Flip resale 14%



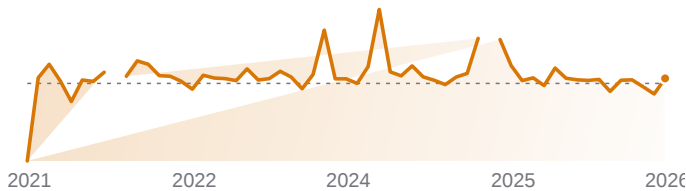
Sellers who sold at a gain

75%

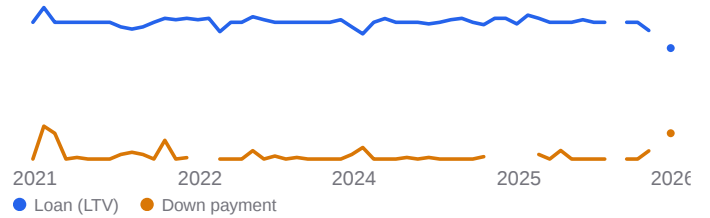


Median annualized return at resale

+5.3%

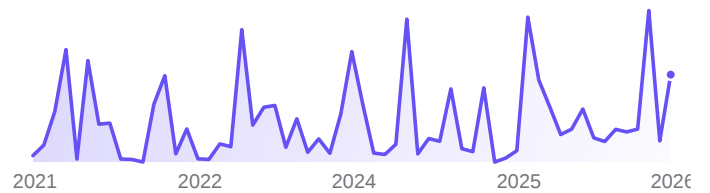


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



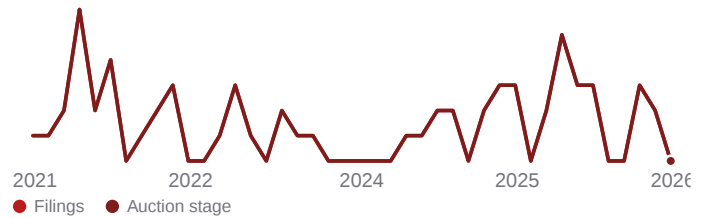
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,658
Median value (AVM)	\$97K
Median size	1,264 ft²
Median year built	1985
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	9.8%
Owner occupied	71%
Company owned	14%
Median loan-to-value	75%
Typical ownership tenure	17.7 yrs

COMMUNITY

Population	10,196
Density	2,344 / mi²
Median household income	\$46K
Average household income	\$74K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	29
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	30.9%
Unemployment	0.8%
Average temp	67°F
Annual precip	65 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.