

Baton Rouge 70814

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

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

125

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



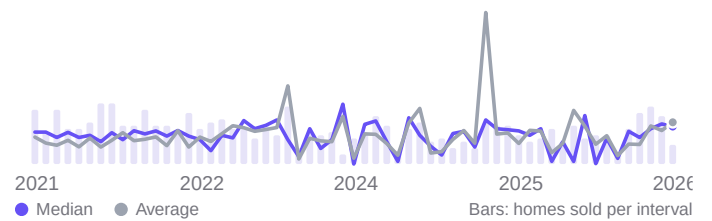
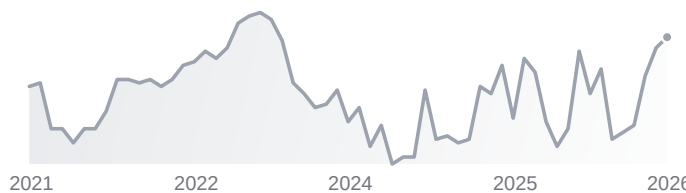
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$205K · Average \$215K

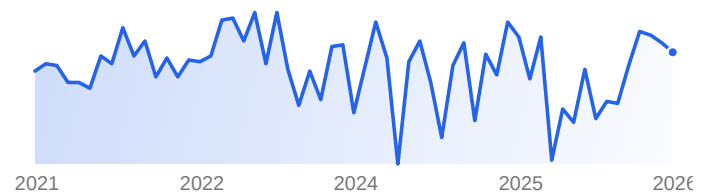
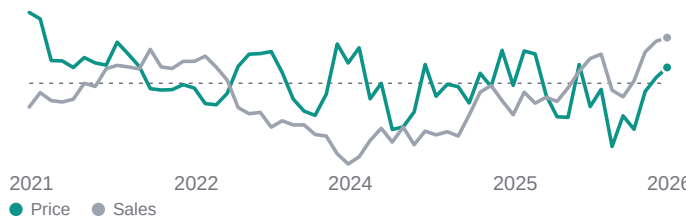


Growth (year over year)

Price +6.2% · Sales +17.9%

Price per square foot

\$117/ft²

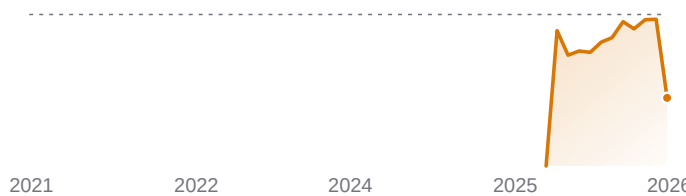


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

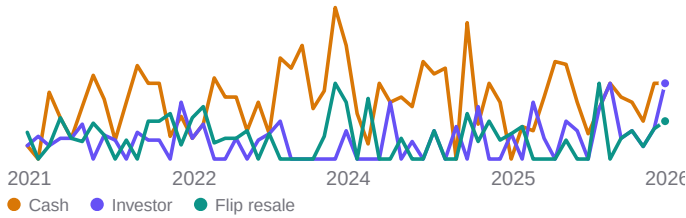
2.7%



BUYERS & OUTCOMES

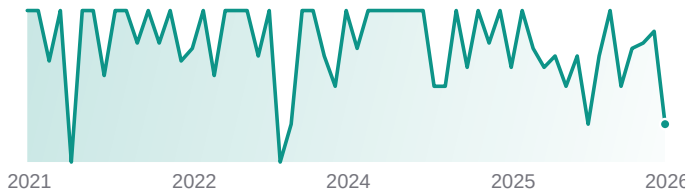
Buyer mix

Cash 33% · Investor 33% · Flip resale 17%



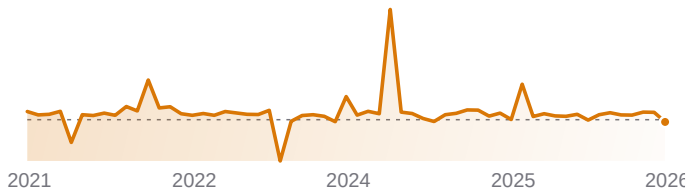
Sellers who sold at a gain

50%



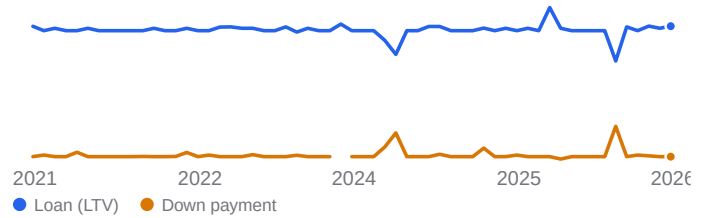
Median annualized return at resale

-1.4%



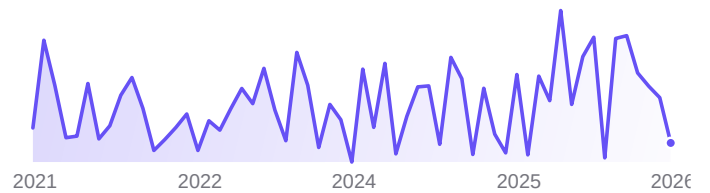
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 1.8%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,602
Median value (AVM)	\$186K
Median size	1,650 ft²
Median year built	1982
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	3.2%
Owner occupied	85%
Company owned	9.4%
Median loan-to-value	67%
Typical ownership tenure	15.6 yrs

COMMUNITY

Population	13,958
Density	1,804 / mi²
Median household income	\$64K
Average household income	\$73K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	32
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	13.4%
Unemployment	1.1%
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.