

Baton Rouge 70816

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

BUYER'S MARKET

\$231K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

422

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



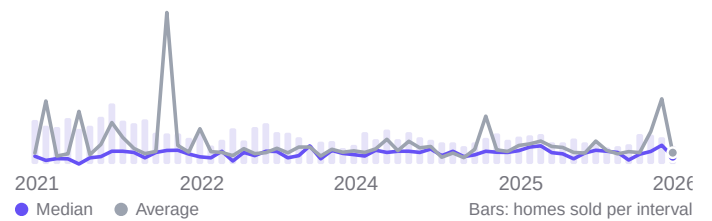
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$205K · Average \$224K

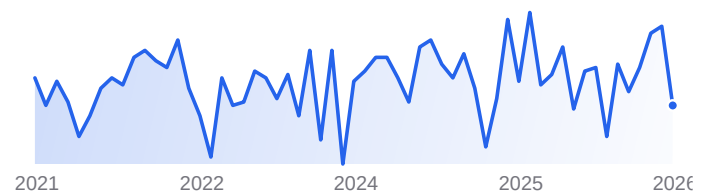
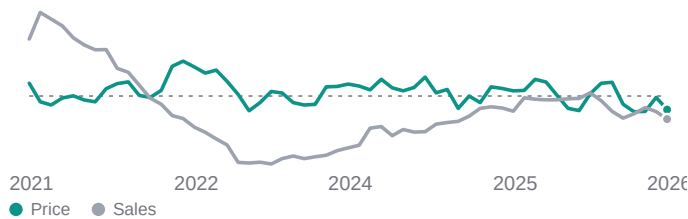


Growth (year over year)

Price -6.2% · Sales -10.6%

Price per square foot

\$119/ft²

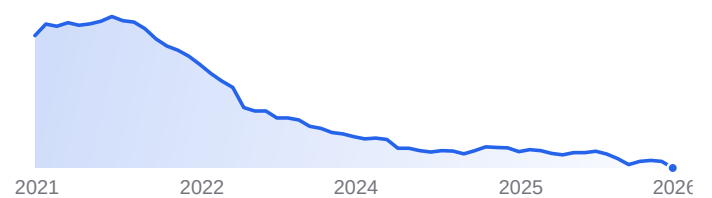
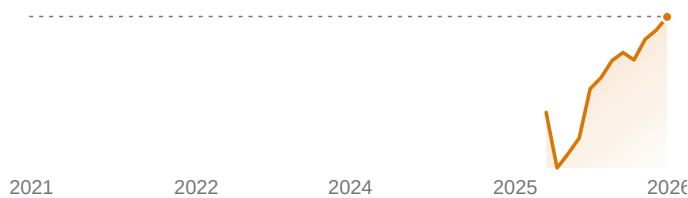


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

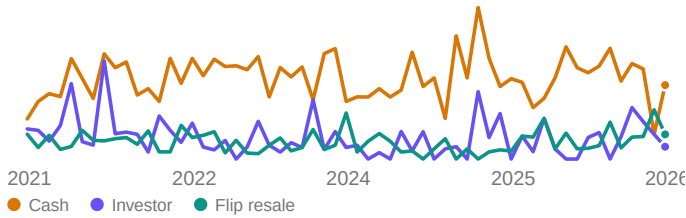
3.6%



BUYERS & OUTCOMES

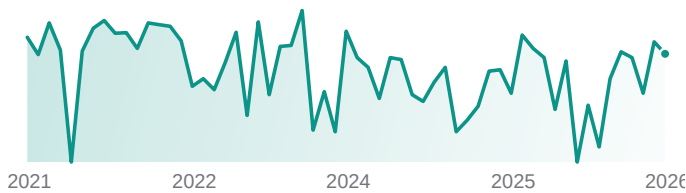
Buyer mix

Cash 21% · Investor 3.6% · Flip resale 7.1%



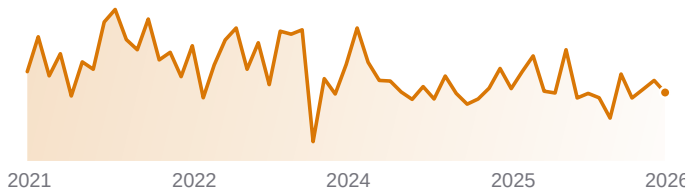
Sellers who sold at a gain

90%

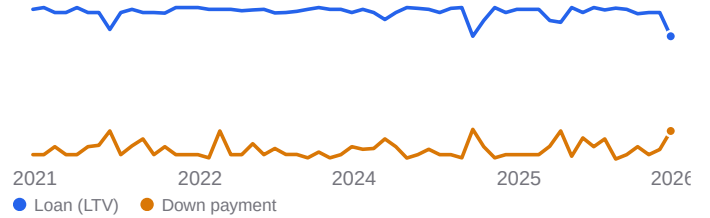


Median annualized return at resale

+2.3%

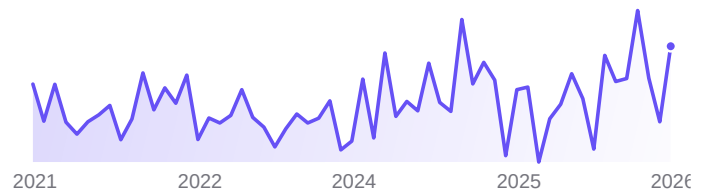


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



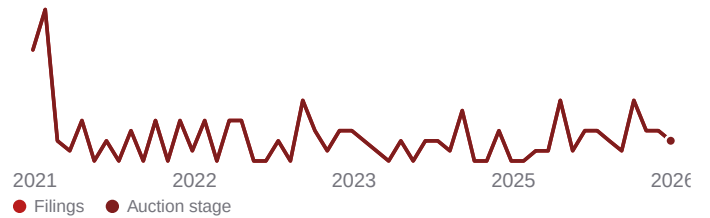
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,817
Median value (AVM)	\$223K
Median size	1,755 ft²
Median year built	1985
Single family	90%
Condos	6.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	4.0%
Owner occupied	81%
Company owned	11%
Median loan-to-value	71%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	44,040
Density	2,671 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	28
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	11.7%
Unemployment	1.4%
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.