

Baton Rouge 70817

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

BALANCED MARKET

\$293K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

509

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



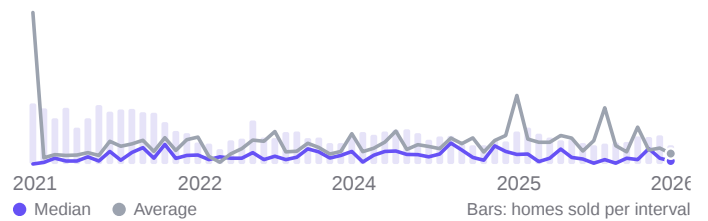
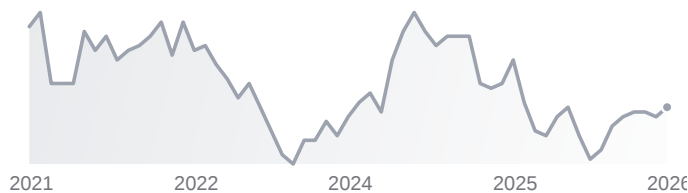
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$275K · Average \$302K

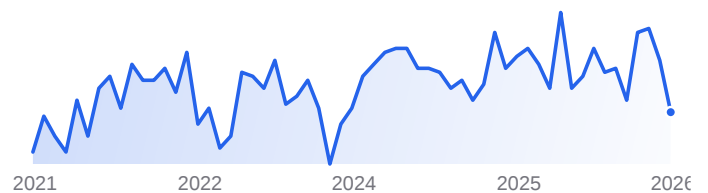
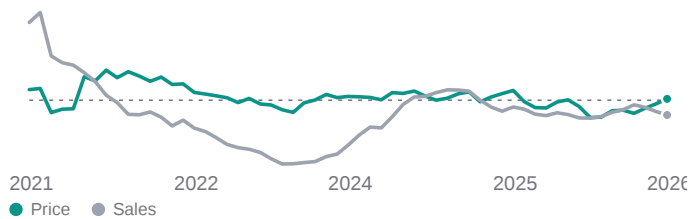


Growth (year over year)

Price +1.0% · Sales -10.5%

Price per square foot

\$143/ft²

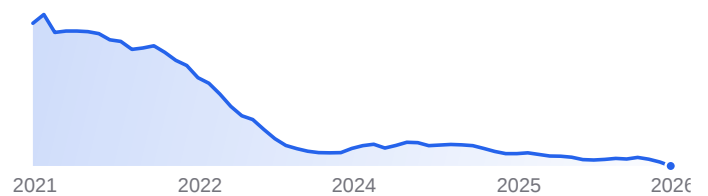
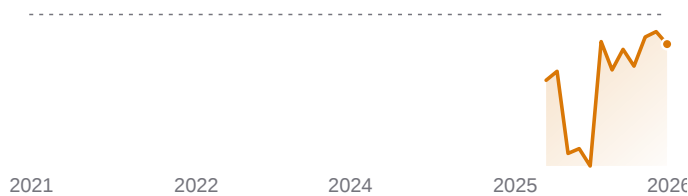


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

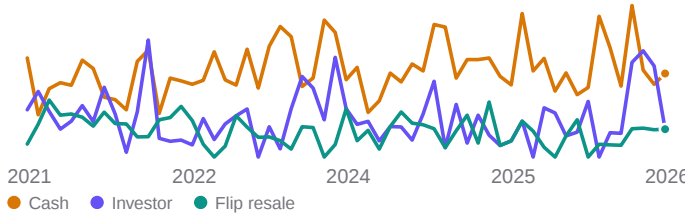
3.6%



BUYERS & OUTCOMES

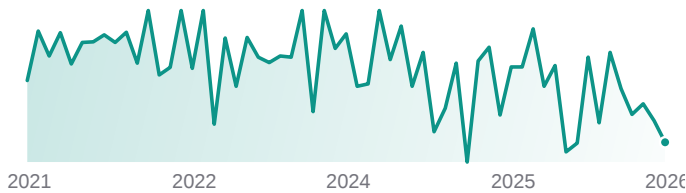
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 5.9%



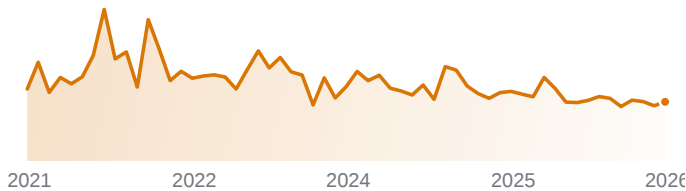
Sellers who sold at a gain

78%

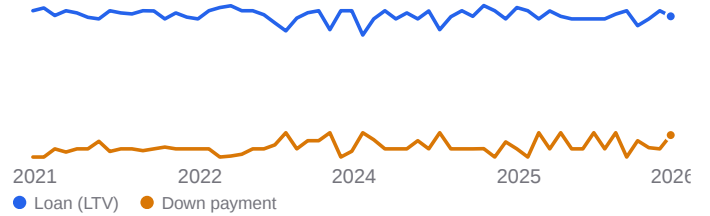


Median annualized return at resale

+2.5%

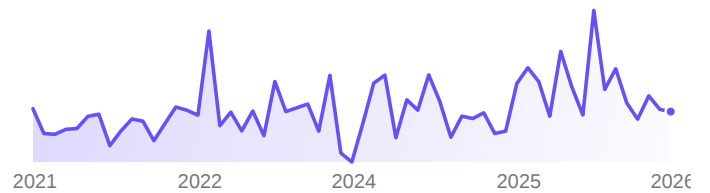


Financing (share of purchase price) Loan (LTV) 92% · Down payment 19%



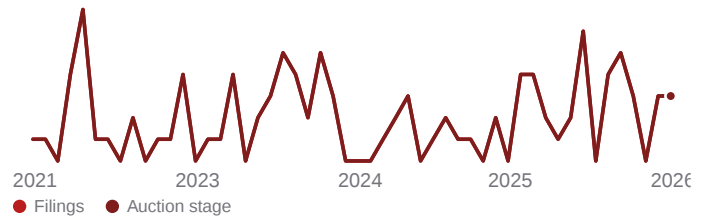
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,081
Median value (AVM)	\$296K
Median size	1,978 ft²
Median year built	1991
Single family	95%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	29%
Underwater (LTV 125% or more)	3.4%
Owner occupied	89%
Company owned	8.1%
Median loan-to-value	69%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	35,429
Density	1,388 / mi²
Median household income	\$99K
Average household income	\$130K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	32
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	8.2%
Unemployment	1.3%
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.