

Baton Rouge 70818

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

BALANCED MARKET

\$303K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

148

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



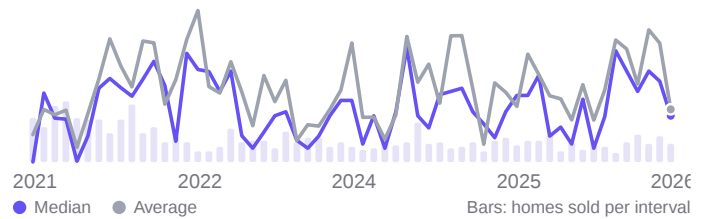
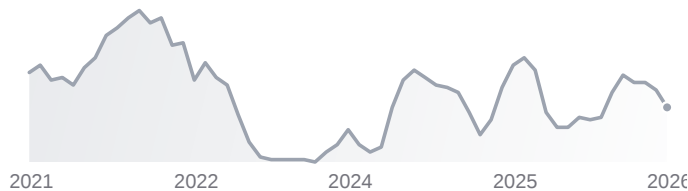
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$270K · Average \$278K

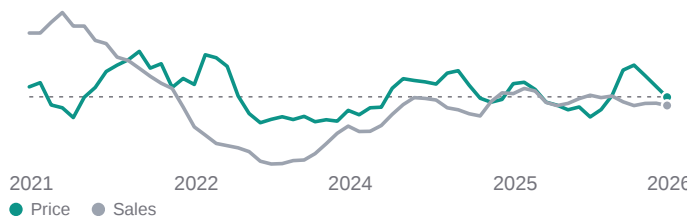


Growth (year over year)

Price -0.3% · Sales -6.9%

Price per square foot

\$168/ft²

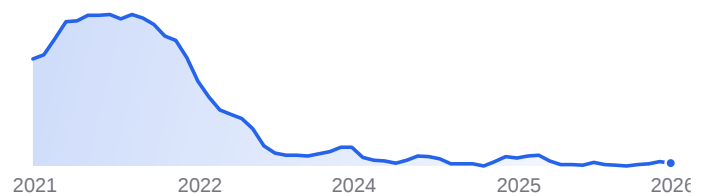
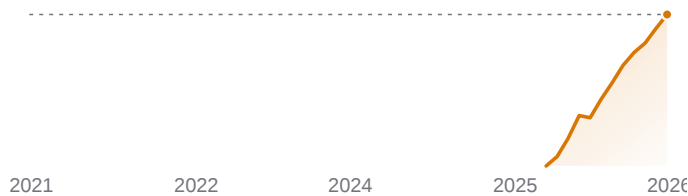


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

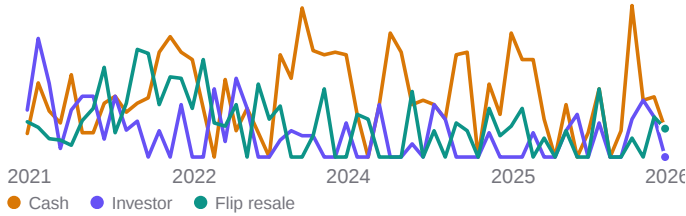
3.6%



BUYERS & OUTCOMES

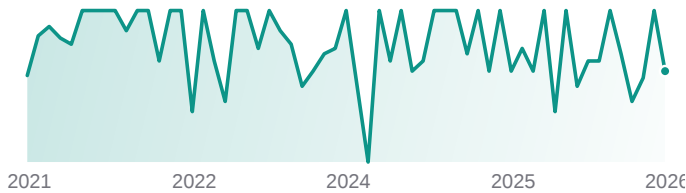
Buyer mix

Cash 8.3% · Investor 0% · Flip resale 8.3%



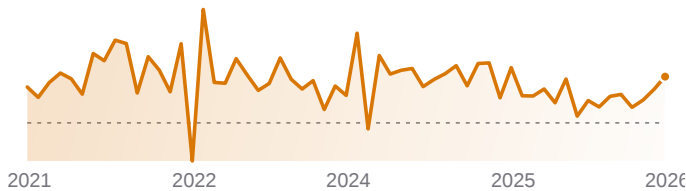
Sellers who sold at a gain

80%

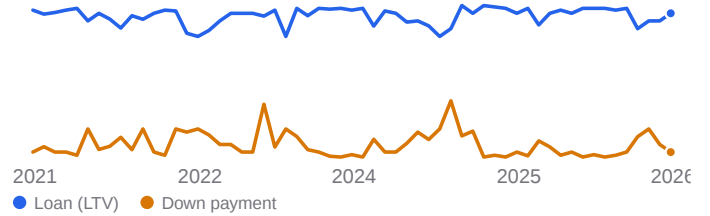


Median annualized return at resale

+4.1%

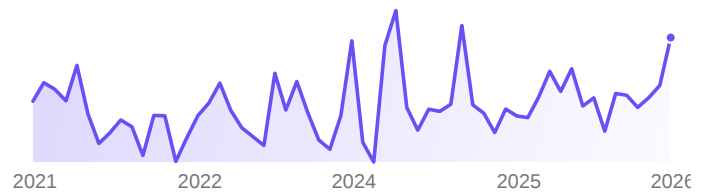


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



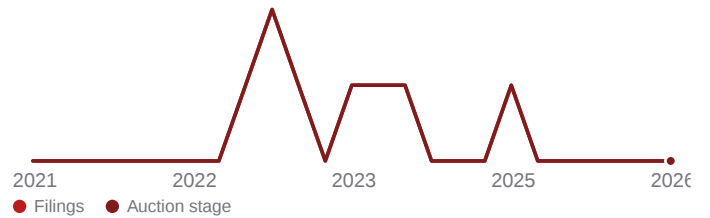
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,088
Median value (AVM)	\$250K
Median size	1,854 ft²
Median year built	1984
Single family	96%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	5.6%
Owner occupied	84%
Company owned	12%
Median loan-to-value	69%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	9,068
Density	626 / mi²
Median household income	\$93K
Average household income	\$111K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	33
Homes occupied	94%
Bachelor's or higher	27%
Poverty rate	4.5%
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.