

Baton Rouge 70819

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

SELLER'S MARKET

\$169K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

92

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

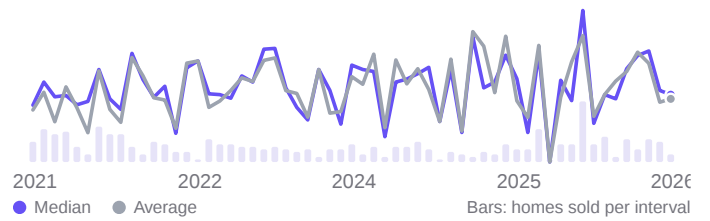
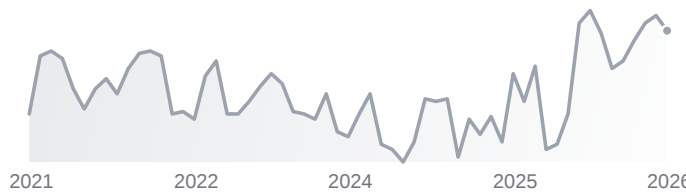
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$150K · Average \$145K

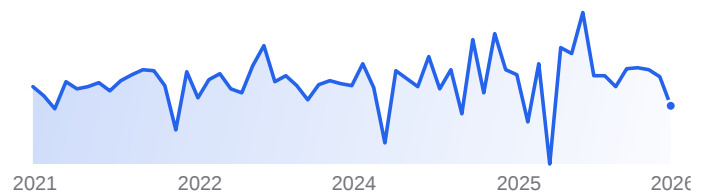
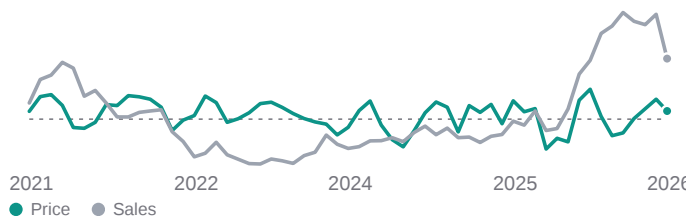


Growth (year over year)

Price +7.1% · Sales +53.3%

Price per square foot

\$92/ft²

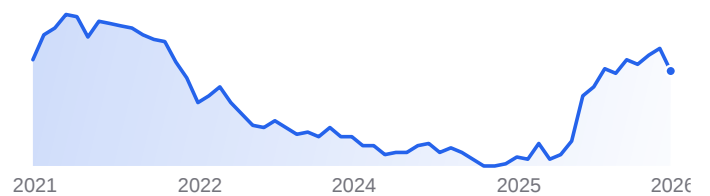


Sale premium vs estimated value

-2.2%

Annual turnover (share of homes sold)

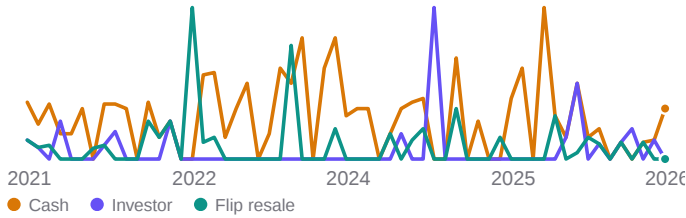
5.0%



BUYERS & OUTCOMES

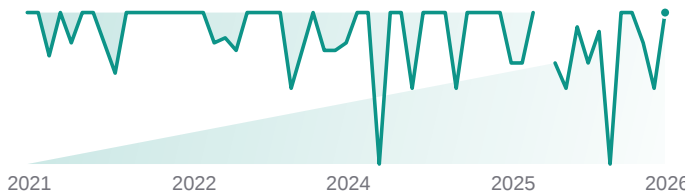
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



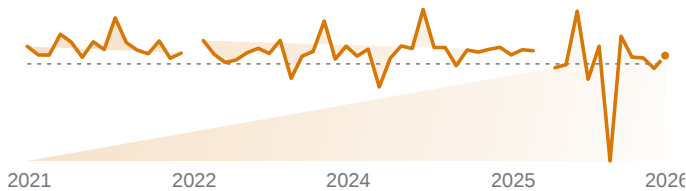
Sellers who sold at a gain

100%

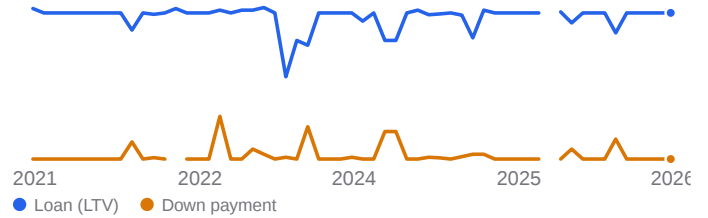


Median annualized return at resale

+2.5%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



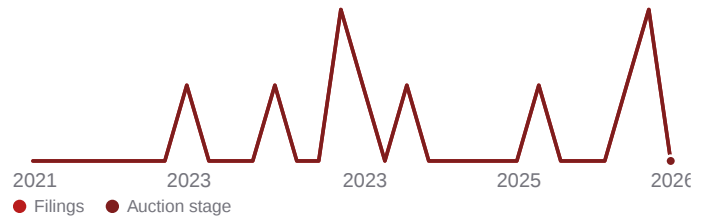
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,856
Median value (AVM)	\$162K
Median size	1,393 ft²
Median year built	1982
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	2.5%
Owner occupied	76%
Company owned	10%
Median loan-to-value	70%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	4,758
Density	973 / mi²
Median household income	\$73K
Average household income	\$100K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	13.7%
Unemployment	1.3%
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.