

Baton Rouge 70820

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

BALANCED MARKET

\$242K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

423

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



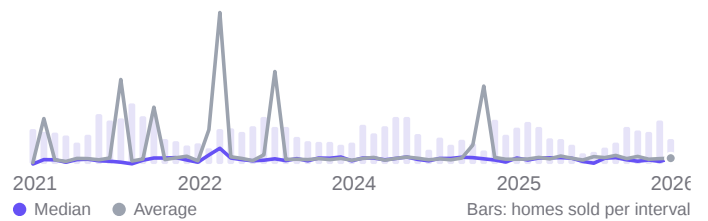
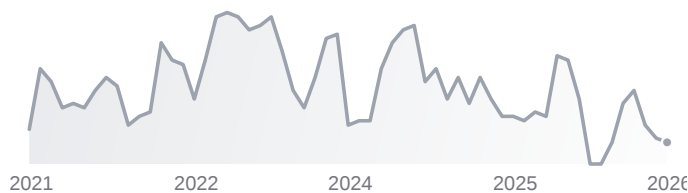
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$270K · Average \$275K

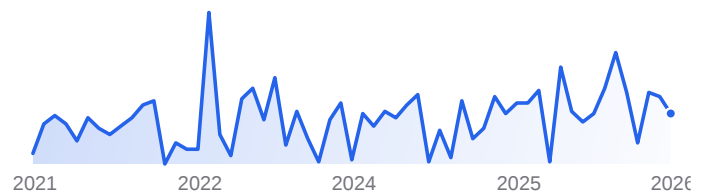
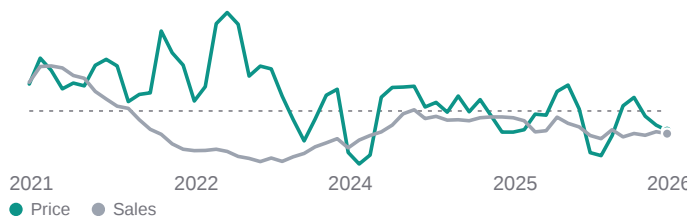


Growth (year over year)

Price -9.1% · Sales -10.6%

Price per square foot

\$130/ft²

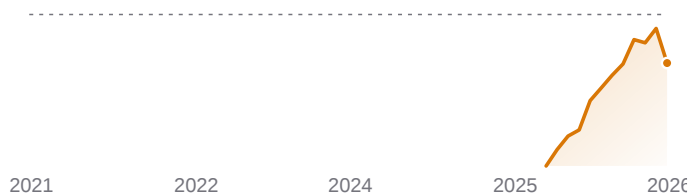


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

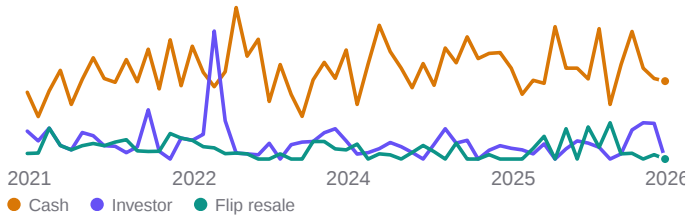
6.4%



BUYERS & OUTCOMES

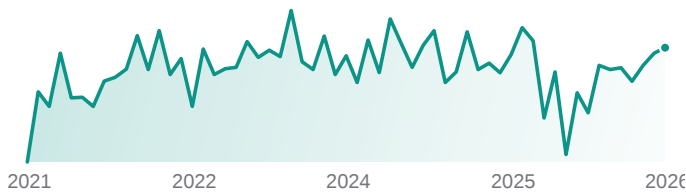
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



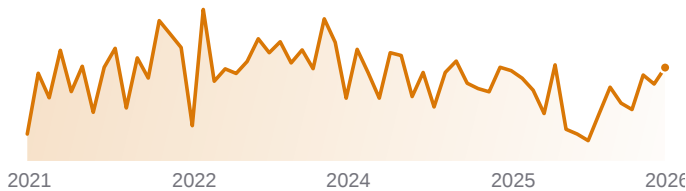
Sellers who sold at a gain

90%

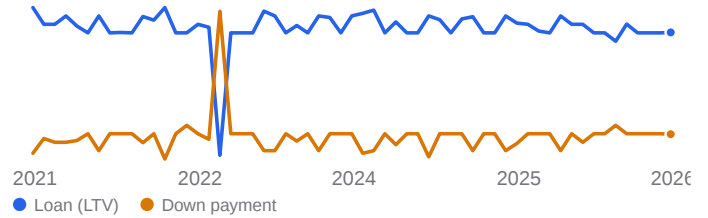


Median annualized return at resale

+3.1%

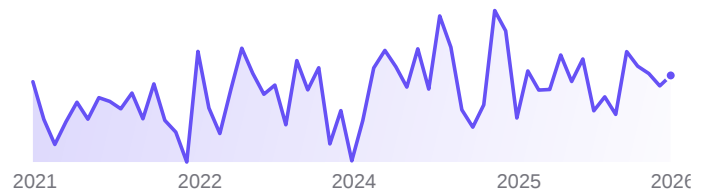


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,611
Median value (AVM)	\$241K
Median size	1,517 ft²
Median year built	1998
Single family	69%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	35%
Underwater (LTV 125% or more)	3.3%
Owner occupied	50%
Company owned	27%
Median loan-to-value	67%
Typical ownership tenure	5.2 yrs

COMMUNITY

Population	24,690
Density	961 / mi²
Median household income	\$53K
Average household income	\$81K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	31
Homes occupied	86%
Bachelor's or higher	31%
Poverty rate	34.4%
Unemployment	1.1%
Average temp	67°F
Annual precip	63 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.