

Baton Rouge 70836

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

BUYER'S MARKET

\$254K

MEDIAN SALE PRICE

-18.0%

1-YR CHANGE

11

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



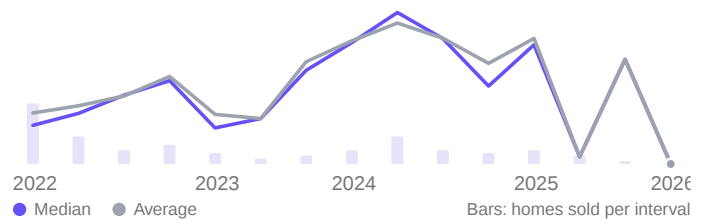
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$254K · Average \$254K

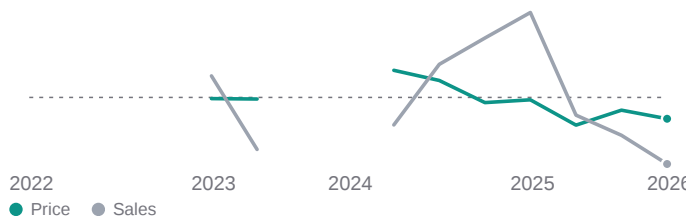


Growth (year over year)

Price -18.0% · Sales -56.0%

Sale premium vs estimated value

+1.3%



Annual turnover (share of homes sold)

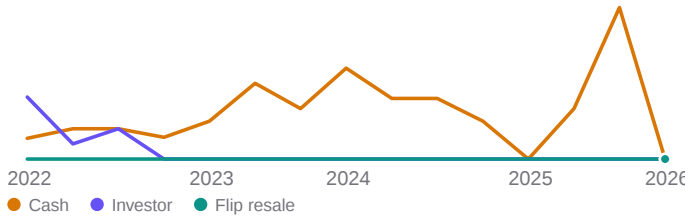
13%



BUYERS & OUTCOMES

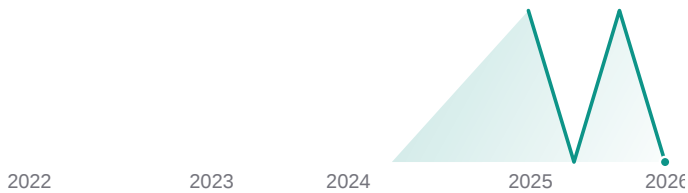
Buyer mix

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



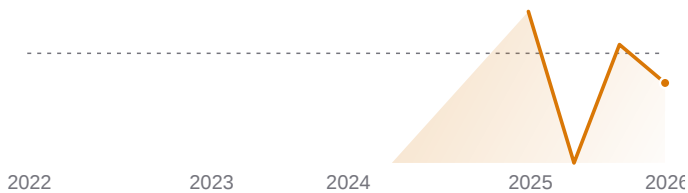
Sellers who sold at a gain

0%

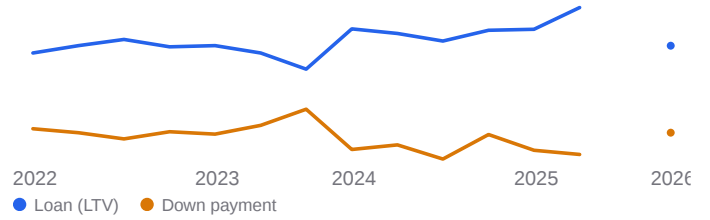


Median annualized return at resale

-4.4%



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



Typical hold before selling

3.1 yrs



HOUSING STOCK

Homes	84
Median value (AVM)	\$283K
Median size	68,901 ft²
Median year built	2023
Single family	0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	30%
Underwater (LTV 125% or more)	1.2%
Owner occupied	56%
Company owned	29%
Median loan-to-value	74%
Typical ownership tenure	2.8 yrs

COMMUNITY

Population	472
Density	1,353 / mi²
Median household income	\$81K
Average household income	\$96K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	33
Homes occupied	78%
Bachelor's or higher	25%
Poverty rate	8.7%
Unemployment	1.1%
Average temp	67°F
Annual precip	64 in
Sunshine	60%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.