

Market Report – Baton Rouge, LA

APRIL 2023

ALL COMMERCIAL PROPERTY

NEAR-TERM TRENDS

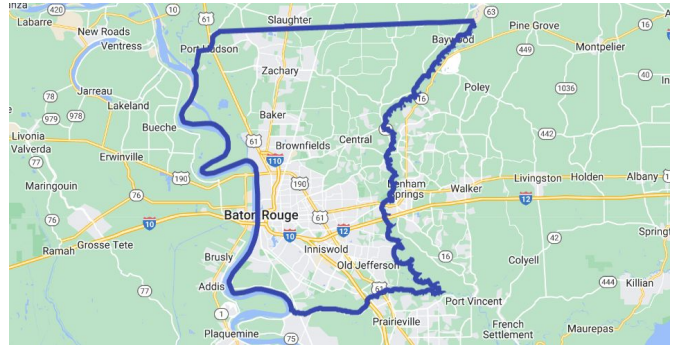
Overall Dollar Volume is down 2.65%.

The trailing 12 month total dollar volume of sales was \$1.069B at the end of Apr 2023 vs. \$1.098B at the end of the prior month.

Overall Deal Velocity is down 2.9%.

The trailing 12 month sale count was 513 at the end of Apr 2023 vs. 528 at the end of the prior month.

THE MARKET:

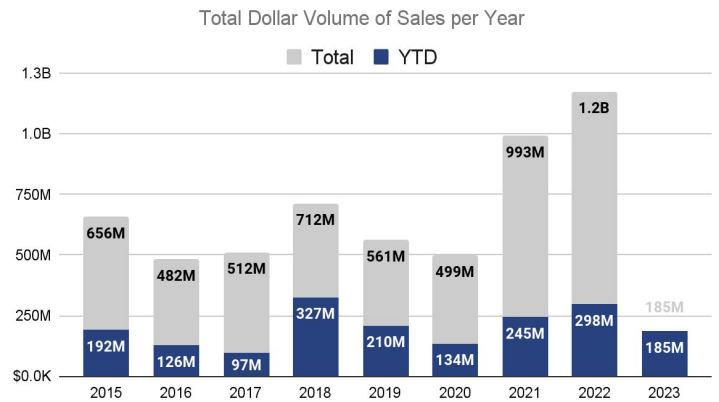
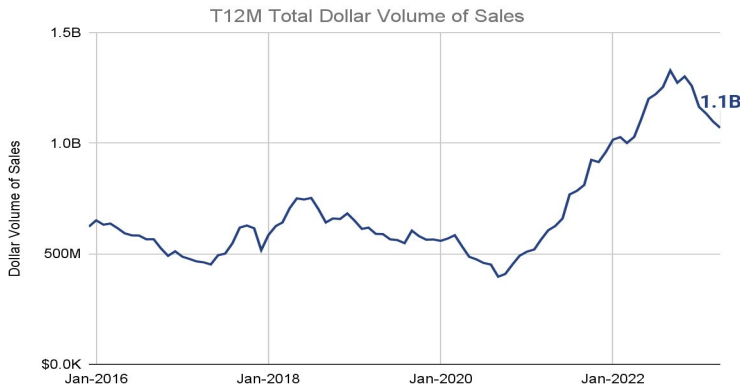


Summary of Near-Term Trends by Property Type:

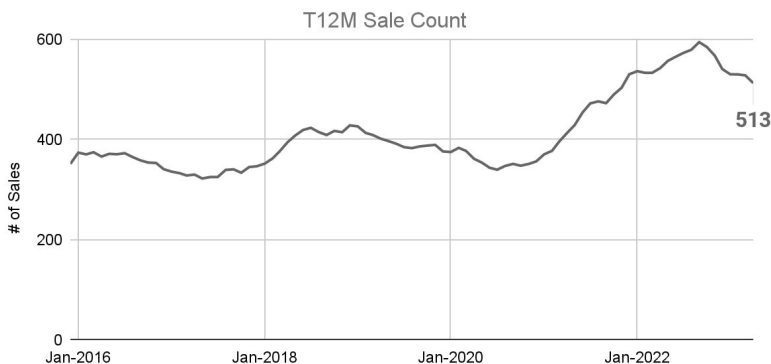
	OVERALL	Multifamily	Industrial	Retail	Office	Land
Values		2.48%	2.36%	-2.46%	1.66%	0.33%
Volume	-2.65%	2.99%	-1.78%	-13.76%	3.60%	2.32%
Velocity	-2.90%	-2.41%	0.00%	-6.83%	1.38%	-1.27%

LONG-TERM TRENDS

VOLUME



VELOCITY



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MULTIFAMILY

NEAR-TERM TRENDS

Property Values are up 2.48%.

Dollar Volume is up 2.99%.

Deal Velocity is down 2.41%.

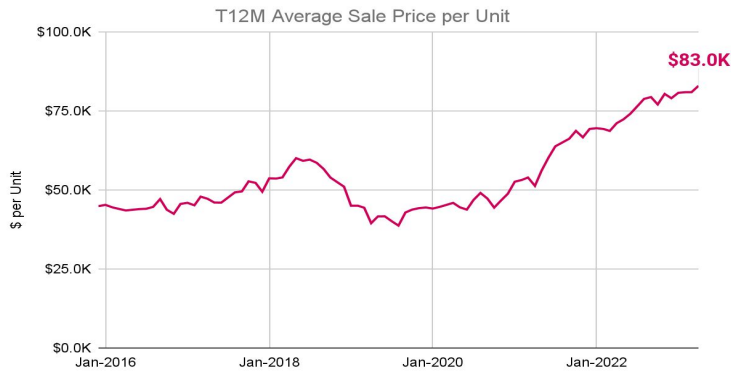
The trailing 12 month average price per unit was \$83.0K at the end of Apr 2023 vs. \$81.0K per unit at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$493.4M at the end of Apr 2023 vs. \$479.1M at the end of the prior month.

The trailing 12 month sale count was 70 at the end of Apr 2023 vs. 72 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

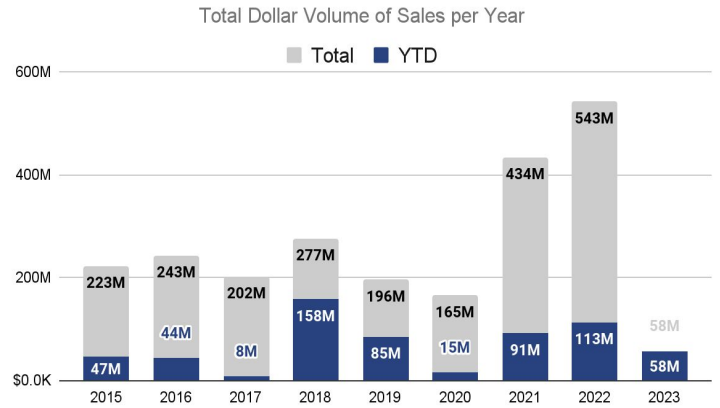
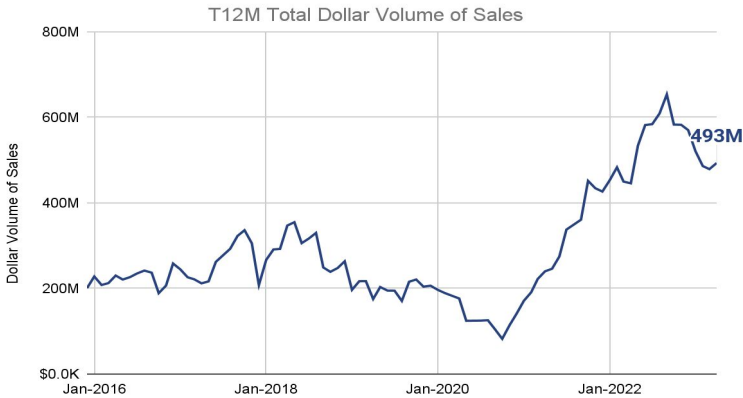


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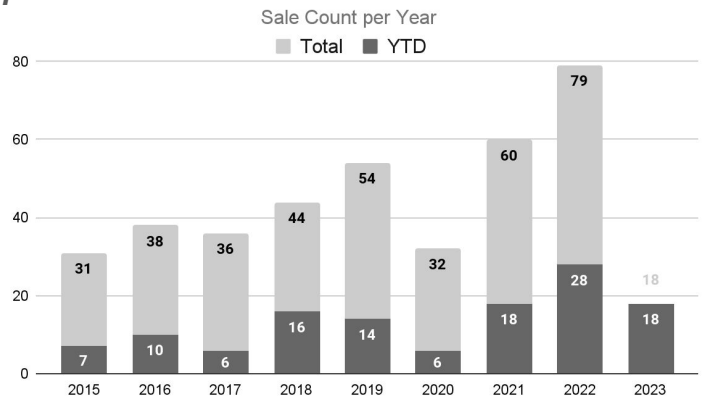
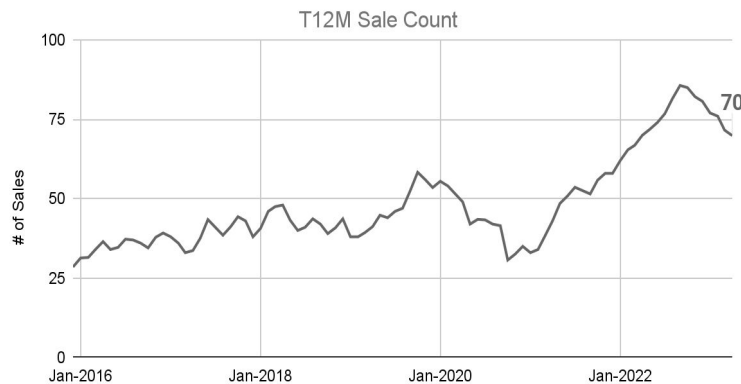


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VOLUME



VELOCITY



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INDUSTRIAL

NEAR-TERM TRENDS

Property Values are up 2.36%.

The trailing 12 month average price per SF was \$68.53 at the end of Apr 2023 vs. \$66.95 per SF at the end of the prior month.

Dollar Volume is down 1.78%.

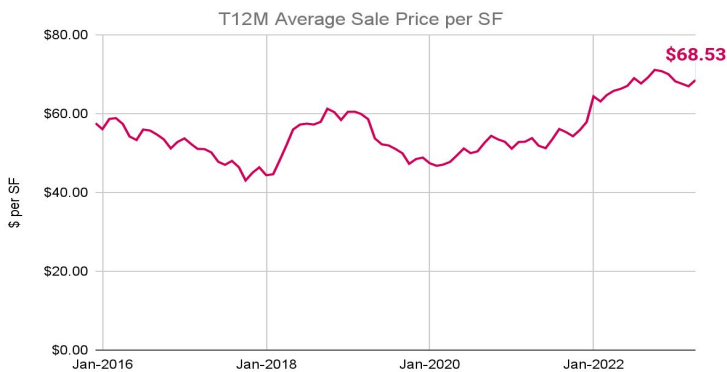
The trailing 12 month total dollar volume of sales was \$69.1M at the end of Apr 2023 vs. \$70.3M at the end of the prior month.

Deal Velocity is steady.

The trailing 12 month sale count was 76 at the end of Apr 2023.

LONG-TERM TRENDS

VALUES

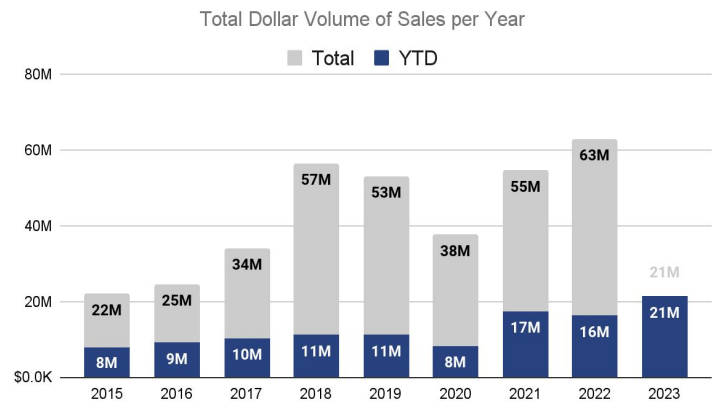
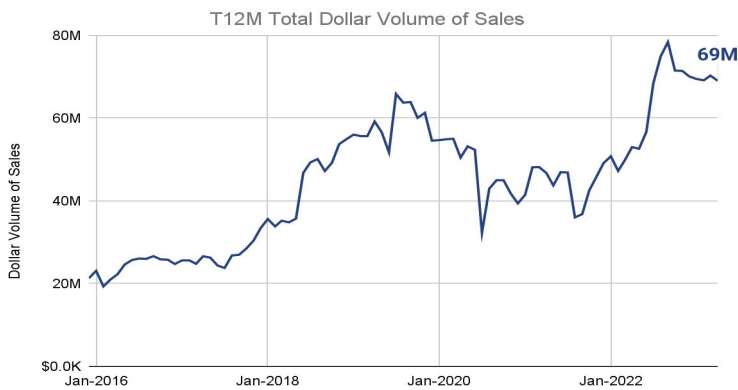


THE SPECIALIST:

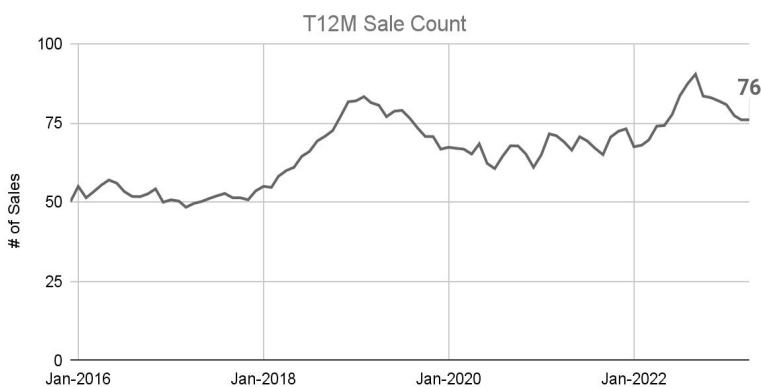


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VOLUME



VELOCITY



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RETAIL

NEAR-TERM TRENDS

Property Values are down 2.46%.

Dollar Volume is down 13.76%.

Deal Velocity is down 6.83%.

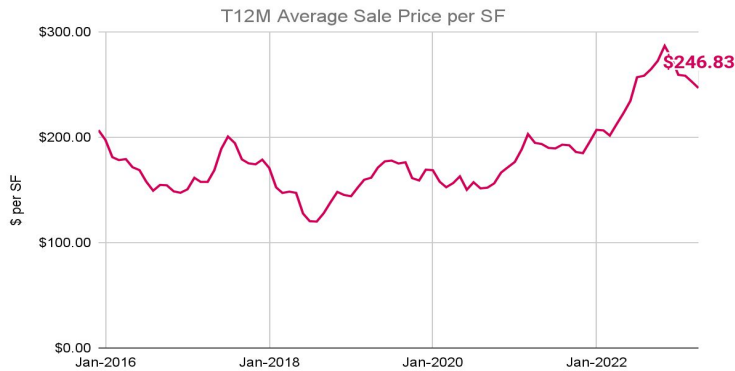
The trailing 12 month average price per SF was \$246.83 at the end of Apr 2023 vs. \$253.07 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$140.7M at the end of Apr 2023 vs. \$163.2M at the end of the prior month.

The trailing 12 month sale count was 119 at the end of Apr 2023 vs. 128 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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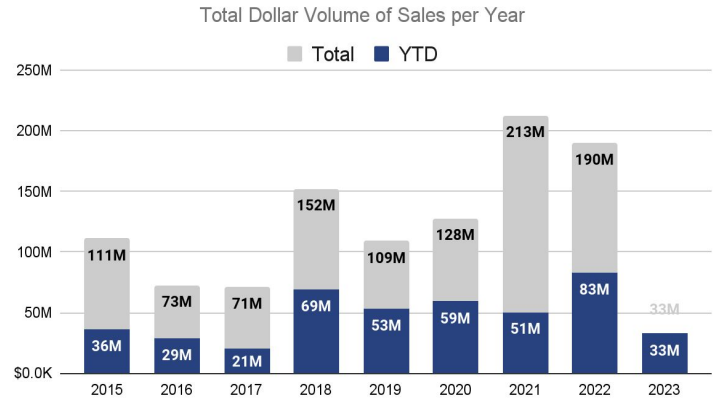
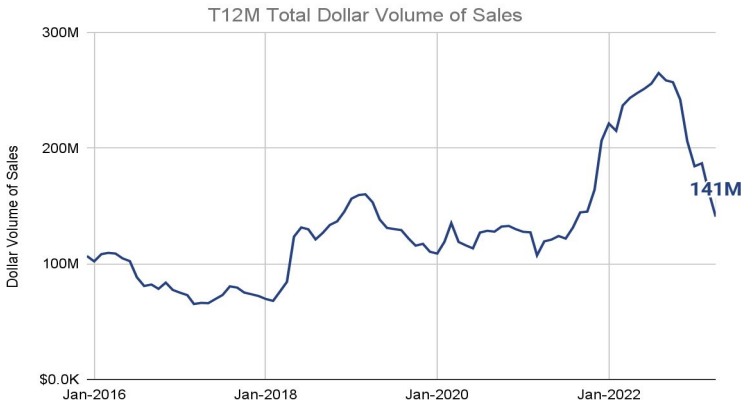


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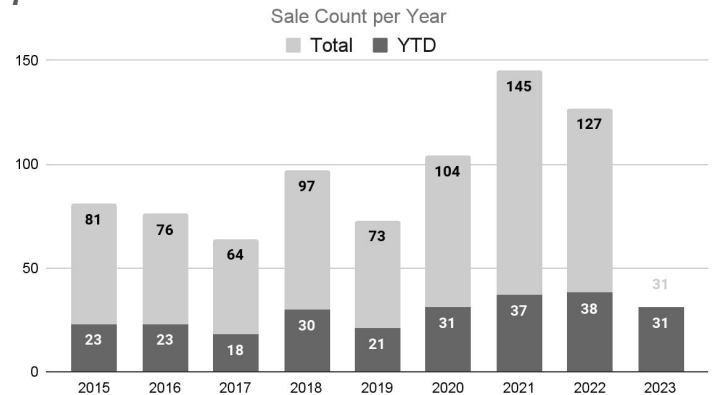
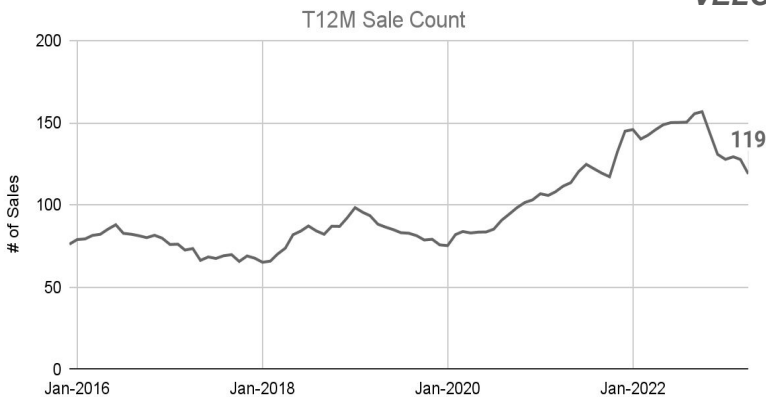


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VOLUME



VELOCITY



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OFFICE

NEAR-TERM TRENDS

Property Values are up 1.66%.

The trailing 12 month average price per SF was \$154.10 at the end of Apr 2023 vs. \$151.59 per SF at the end of the prior month.

Dollar Volume is up 3.6%.

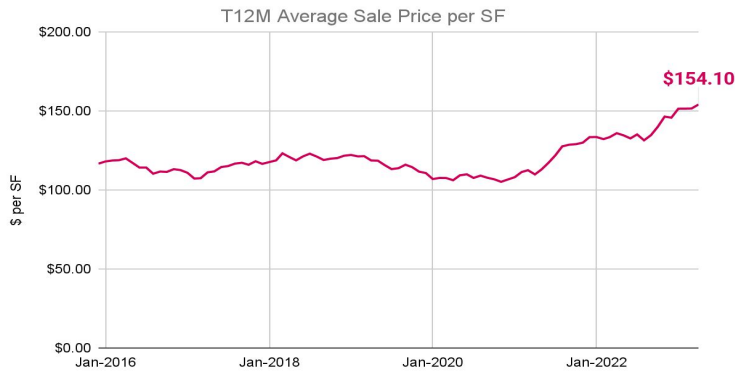
The trailing 12 month total dollar volume of sales was \$160.2M at the end of Apr 2023 vs. \$154.6M at the end of the prior month.

Deal Velocity is up 1.38%.

The trailing 12 month sale count was 124 at the end of Apr 2023 vs. 122 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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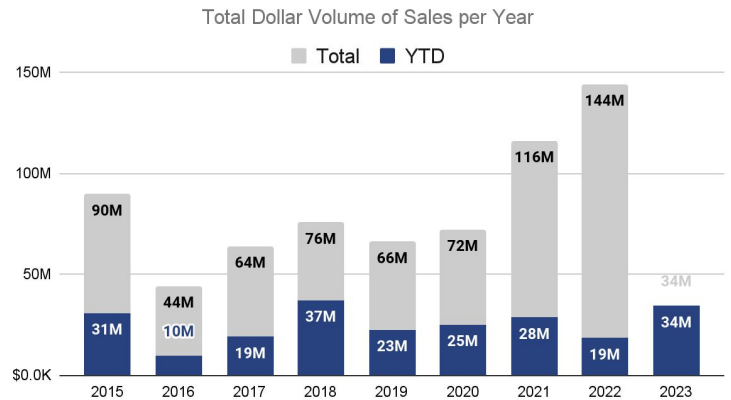
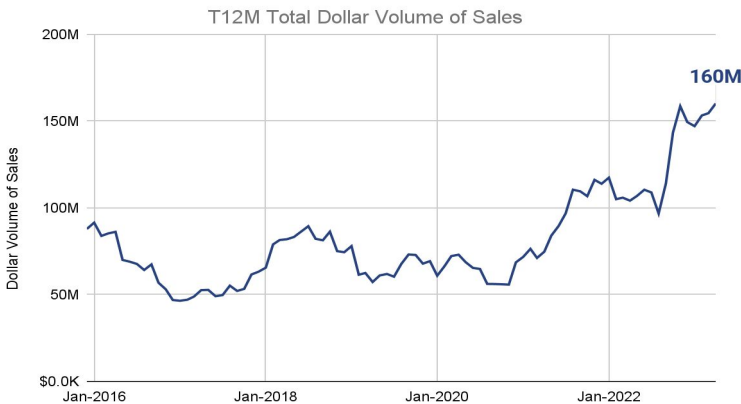


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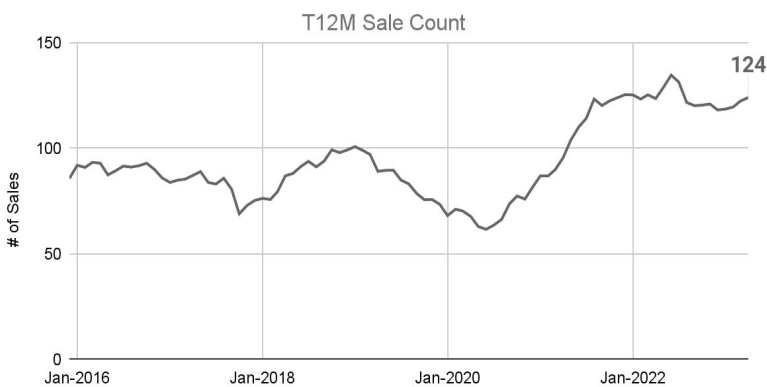


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VOLUME



VELOCITY



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LAND

NEAR-TERM TRENDS

Property Values are steady.

The trailing 12 month average price per SF was \$12.91 at the end of Apr 2023.

Dollar Volume is up 2.32%.

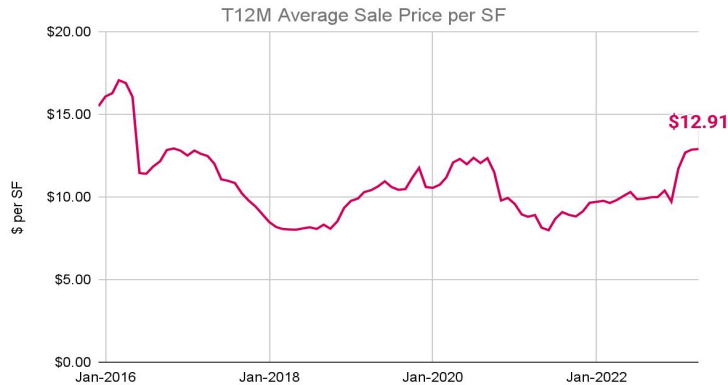
The trailing 12 month total dollar volume of sales was \$99.2M at the end of Apr 2023 vs. \$96.9M at the end of the prior month.

Deal Velocity is down 1.27%.

The trailing 12 month sale count was 91 at the end of Apr 2023 vs. 92 at the end of the prior month.

LONG-TERM TRENDS

VALUES

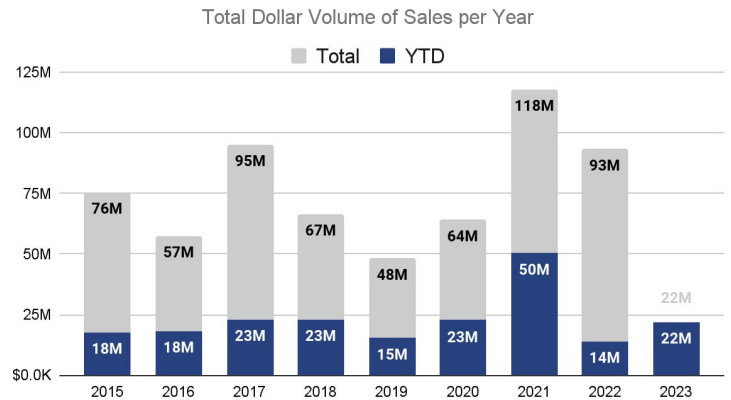
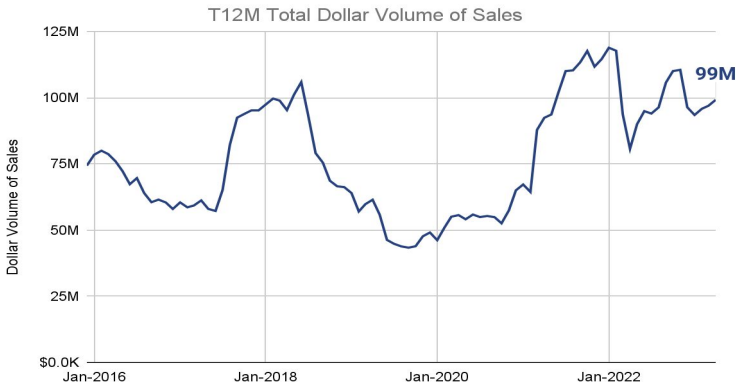


THE SPECIALISTS:

For deeper insight into the market trends and data, reach out to an ELIFIN® agent. Every member of our team is an expert in their respective specialty.

<https://elifinrealty.com/team/>

VOLUME



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