

# Market Report – Baton Rouge, LA

JUNE 2023

## ALL COMMERCIAL PROPERTY

### NEAR-TERM TRENDS

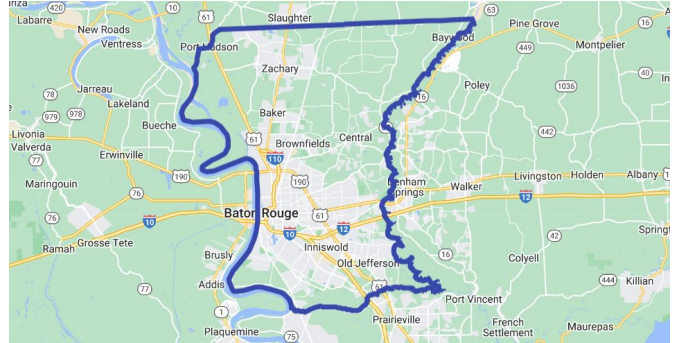
#### Overall Dollar Volume is down 7.48%.

The trailing 12 month total dollar volume of sales was \$935.2M at the end of Jun 2023 vs. \$1.011B at the end of the prior month.

#### Overall Deal Velocity is down 2.2%.

The trailing 12 month sale count was 494 at the end of Jun 2023 vs. 505 at the end of the prior month.

#### THE MARKET:

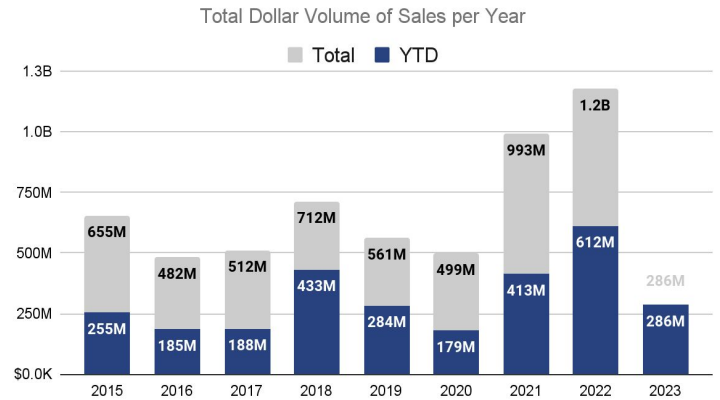
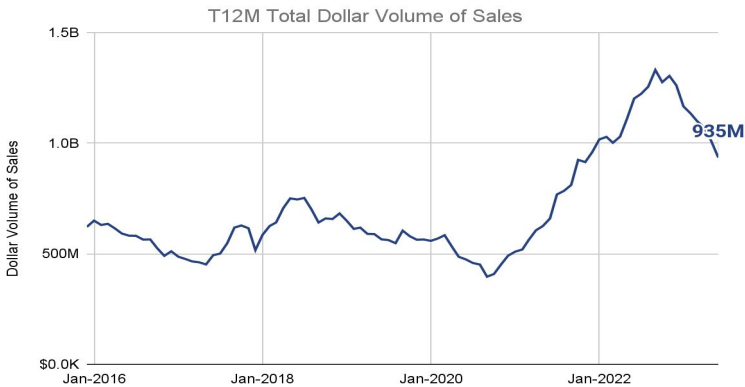


Summary of Near-Term Trends by Property Type:

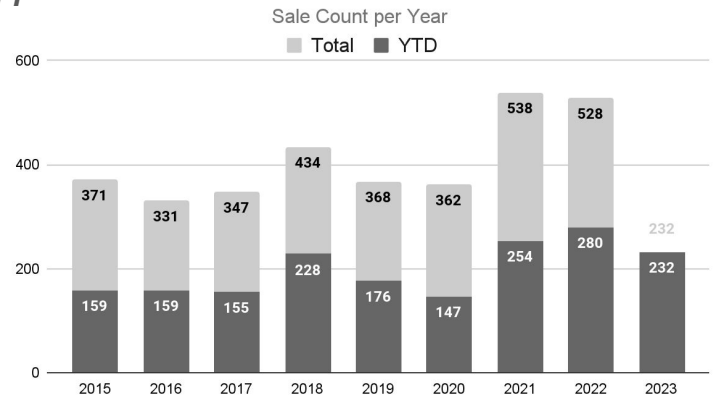
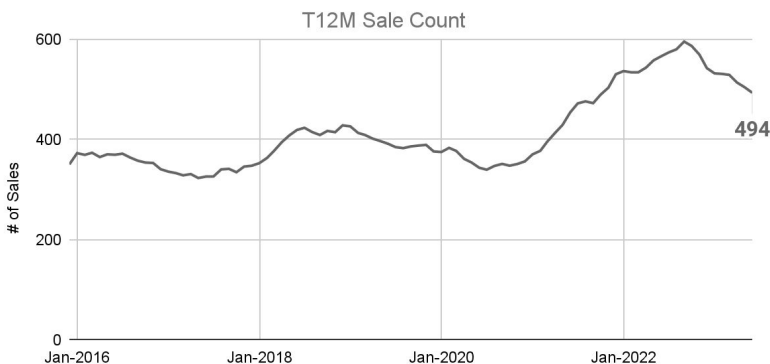
	OVERALL	Multifamily	Industrial	Retail	Office	Land
<b>Values</b>		-3.96%	-0.67%	1.29%	1.24%	7.00%
<b>Volume</b>	-7.48%	-10.83%	-5.64%	2.17%	-5.09%	-9.14%
<b>Velocity</b>	-2.20%	-3.89%	-5.15%	2.26%	-6.65%	1.81%

### LONG-TERM TRENDS

#### VOLUME



#### VELOCITY



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Source: ELIFIN® Research Division. Sale records included the following specifications: • Building and commercial land sales greater than or equal to \$100,000 • Multifamily sales greater than or equal to 5 units • Sale must be an arm's length transaction (between unrelated parties) • This data is subject to historical revisions by ELIFIN®

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## MULTIFAMILY

### NEAR-TERM TRENDS

**Property Values are down 3.96%.**

**Dollar Volume is down 10.83%.**

**Deal Velocity is down 3.89%.**

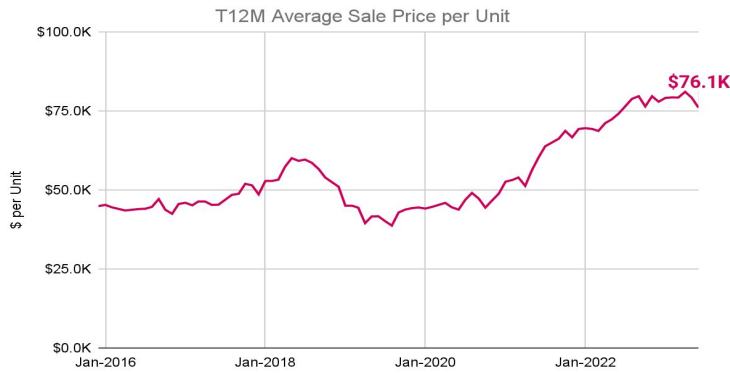
The trailing 12 month average price per unit was \$76.1K at the end of Jun 2023 vs. \$79.2K per unit at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$391.7M at the end of Jun 2023 vs. \$439.3M at the end of the prior month.

The trailing 12 month sale count was 68 at the end of Jun 2023 vs. 71 at the end of the prior month.

### LONG-TERM TRENDS

#### VALUES



#### THE SPECIALISTS:

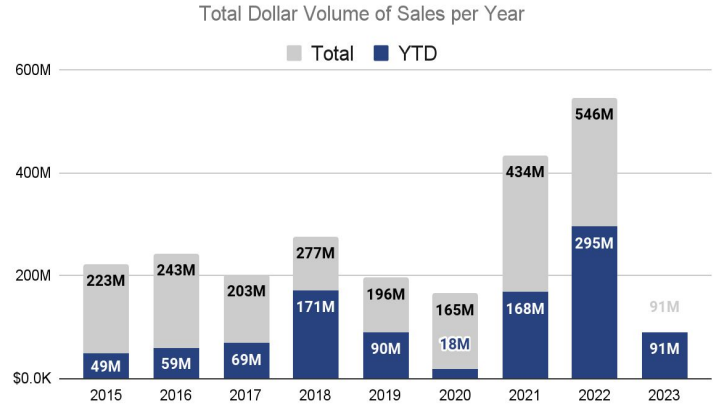
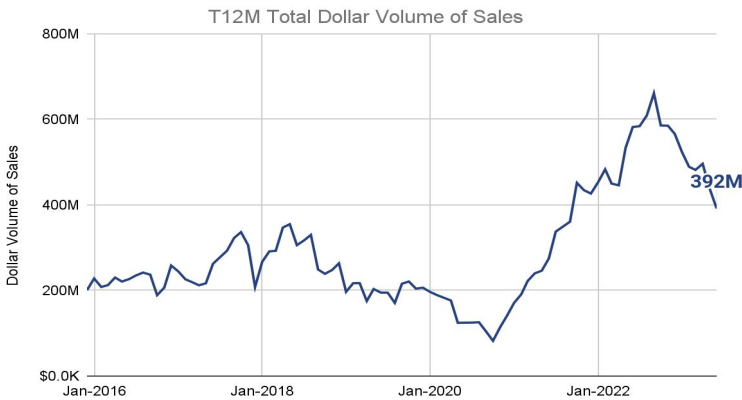


**Mark Segalla**  
Partner - Multifamily Sales  
msegalla@elifinrealty.com  
225-505-4349

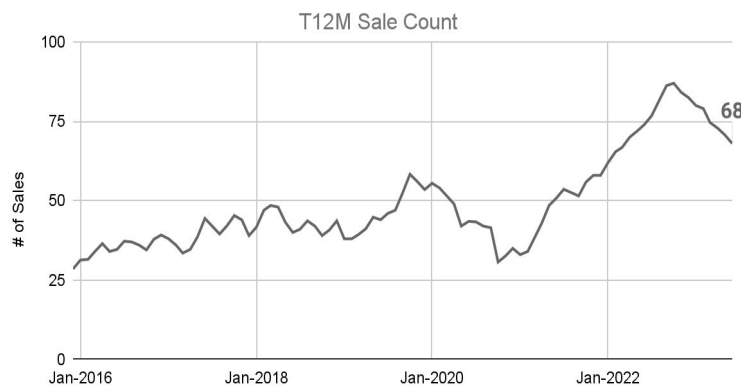


**Perry Musgrow**  
Associate - Multifamily Sales  
pmusgrow@elifinrealty.com  
225-931-0943

#### VOLUME



#### VELOCITY



# Market Report – Baton Rouge, LA

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## INDUSTRIAL

### NEAR-TERM TRENDS

**Property Values are down 0.67%.**

**Dollar Volume is down 5.64%.**

**Deal Velocity is down 5.15%.**

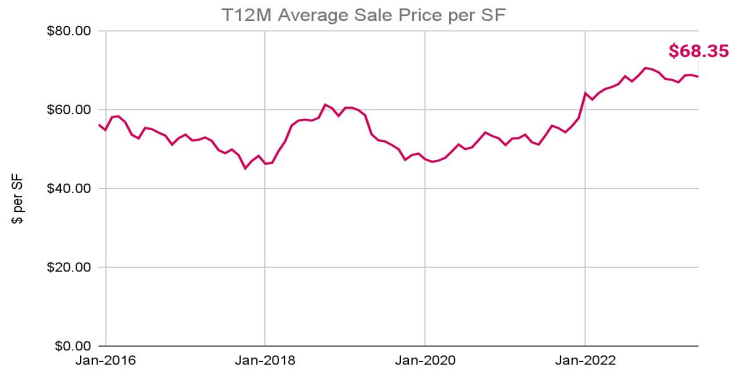
The trailing 12 month average price per SF was \$68.35 at the end of Jun 2023 vs. \$68.81 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$65.9M at the end of Jun 2023 vs. \$69.9M at the end of the prior month.

The trailing 12 month sale count was 74 at the end of Jun 2023 vs. 78 at the end of the prior month.

### LONG-TERM TRENDS

#### VALUES



#### THE SPECIALISTS:

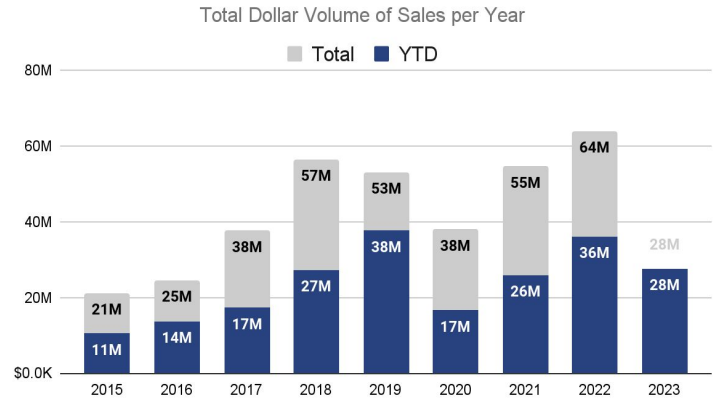
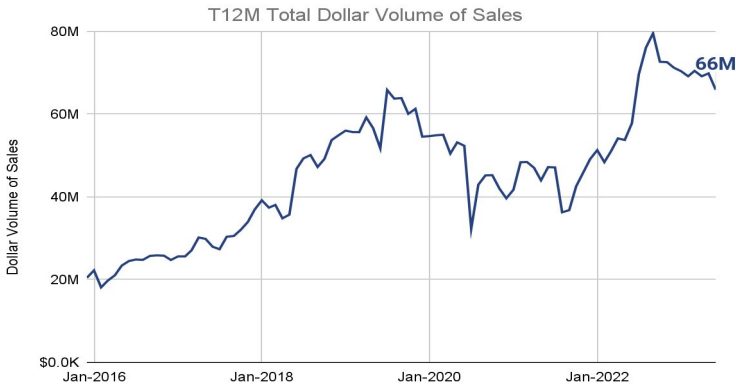


**Cole Brewton**  
Senior Associate -  
Industrial Sales & Leasing  
cbrewton@elifinrealty.com  
936-585-3132

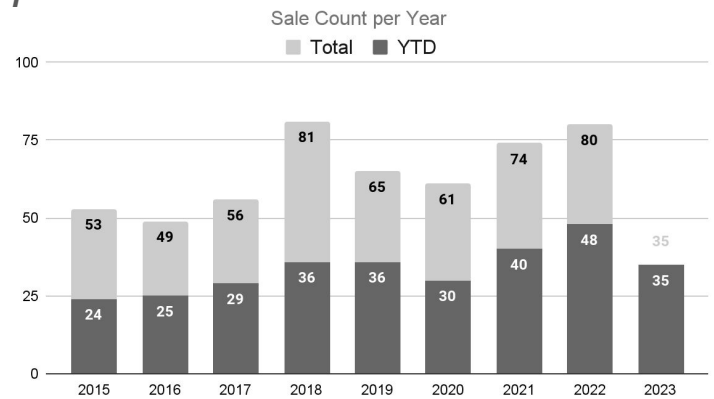
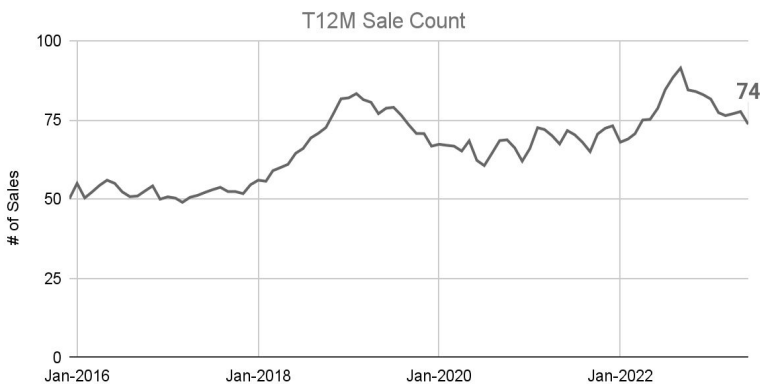


**Alex Ruch**  
Associate - Industrial  
Sales & Leasing  
aruch@elifinrealty.com  
225-485-0238

#### VOLUME



#### VELOCITY



# Market Report – Baton Rouge, LA

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## RETAIL

### NEAR-TERM TRENDS

**Property Values are up 1.29%.**

The trailing 12 month average price per SF was \$236.31 at the end of Jun 2023 vs. \$233.29 per SF at the end of the prior month.

**Dollar Volume is up 2.17%.**

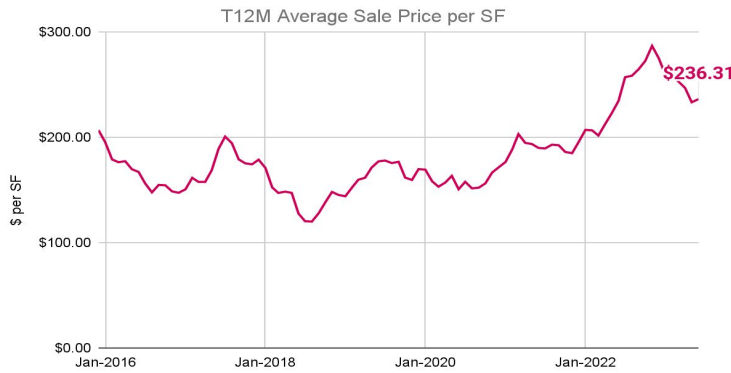
The trailing 12 month total dollar volume of sales was \$144.9M at the end of Jun 2023 vs. \$141.9M at the end of the prior month.

**Deal Velocity is up 2.26%.**

The trailing 12 month sale count was 122 at the end of Jun 2023 vs. 119 at the end of the prior month.

### LONG-TERM TRENDS

#### VALUES



#### THE SPECIALISTS:

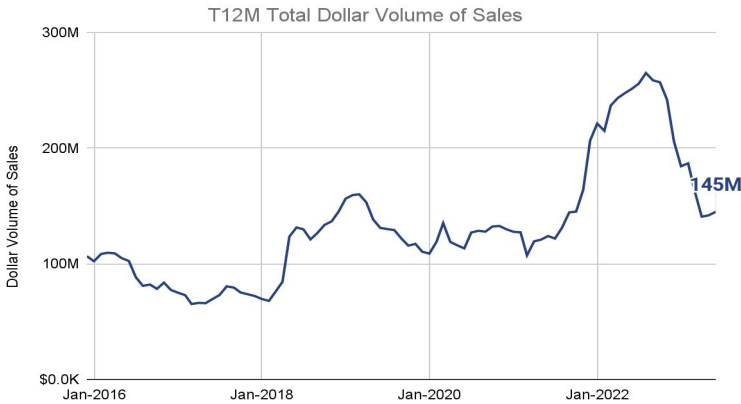


**Will Chadwick, MBA**  
Partner - Retail Sales & Leasing  
wchadwick@elifinrealty.com  
225-368-7667

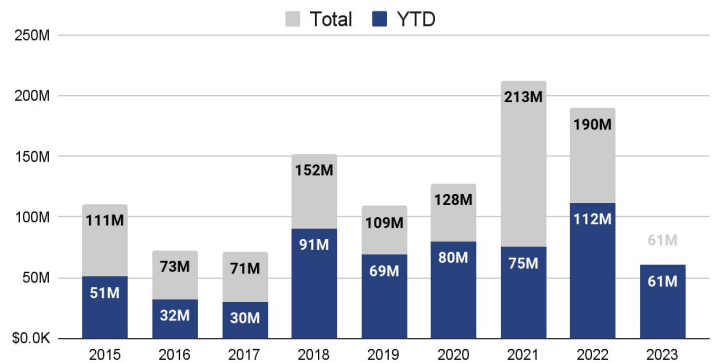


**Gabrielle Zia**  
Associate - Retail Sales & Leasing  
gzia@elifinrealty.com  
225-200-0302

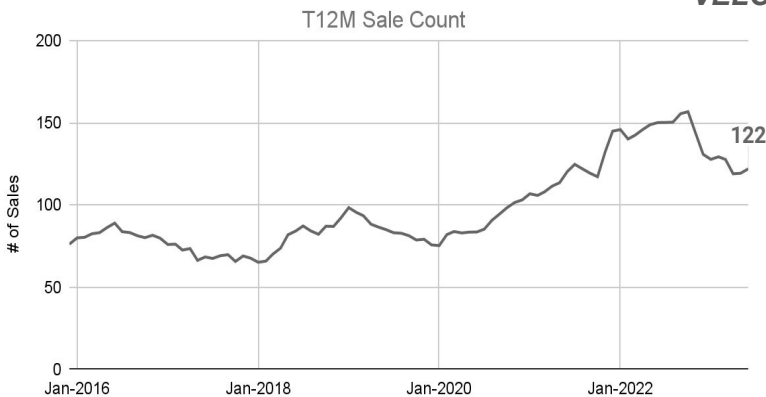
#### VOLUME



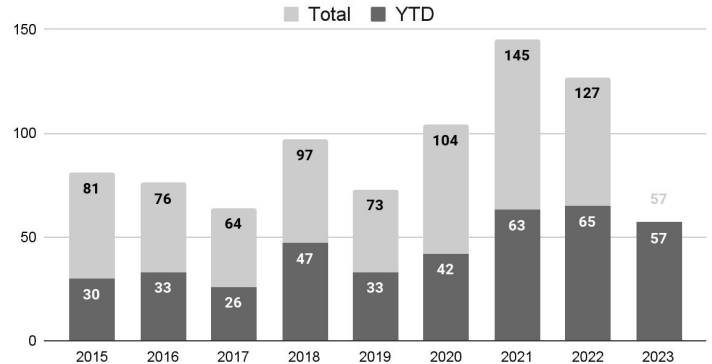
Total Dollar Volume of Sales per Year



#### VELOCITY



Sale Count per Year



# Market Report – Baton Rouge, LA

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## OFFICE

### NEAR-TERM TRENDS

**Property Values are up 1.24%.**

The trailing 12 month average price per SF was \$157.25 at the end of Jun 2023 vs. \$155.33 per SF at the end of the prior month.

**Dollar Volume is down 5.09%.**

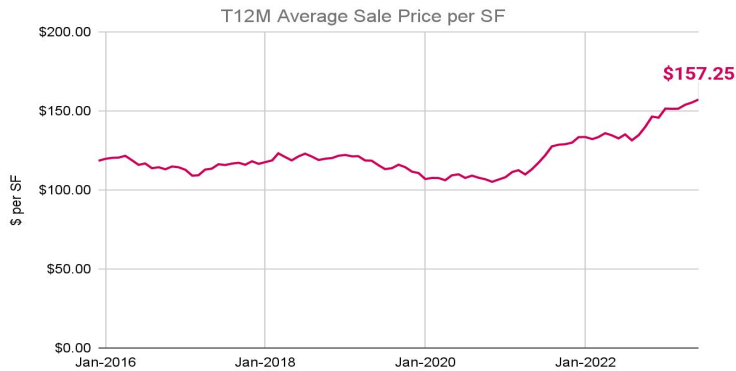
The trailing 12 month total dollar volume of sales was \$152.0M at the end of Jun 2023 vs. \$160.1M at the end of the prior month.

**Deal Velocity is down 6.65%.**

The trailing 12 month sale count was 112 at the end of Jun 2023 vs. 120 at the end of the prior month.

### LONG-TERM TRENDS

#### VALUES



#### THE SPECIALISTS:



**Fabian Edwards JD/DCL**

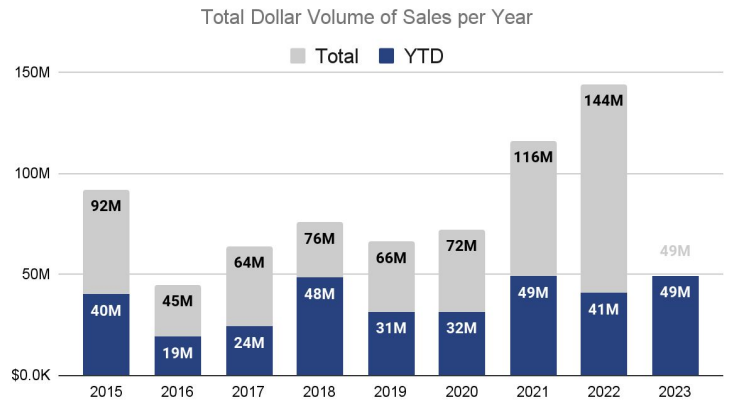
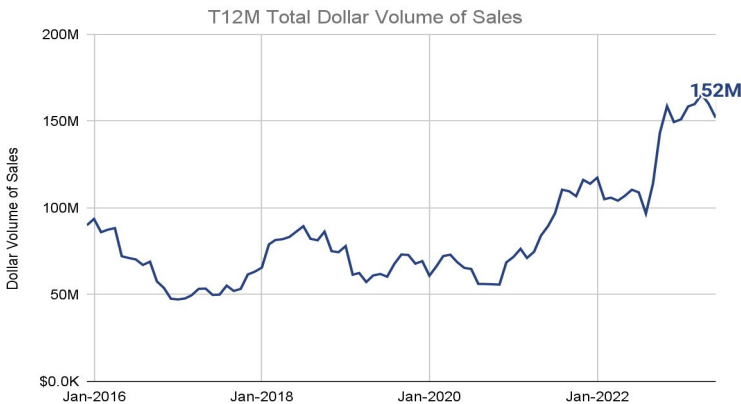
Associate - Office Sales & Leasing  
fedwards@elifinrealty.com  
985-974-8301



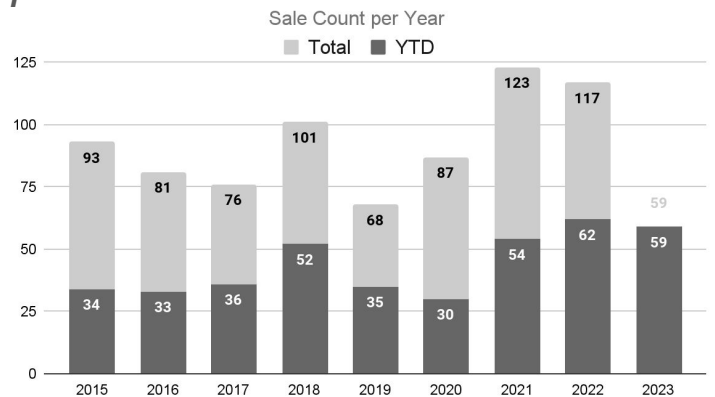
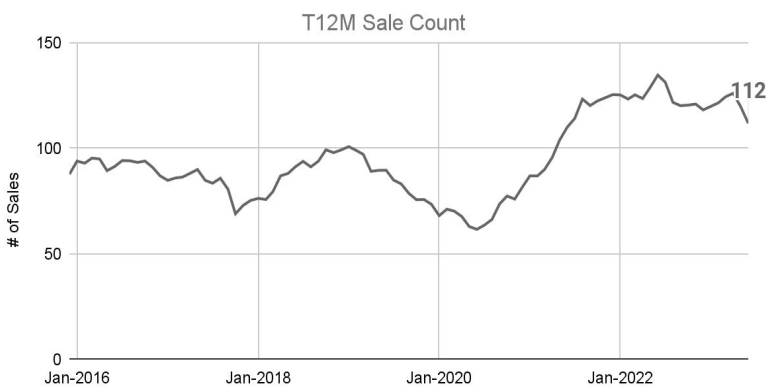
**Jacob Loveland**

Associate - Office Sales & Leasing  
jloveland@elifinrealty.com  
225-460-0877

#### VOLUME



#### VELOCITY



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## LAND

### NEAR-TERM TRENDS

**Property Values are up 7.0%.**

**Dollar Volume is down 9.14%.**

**Deal Velocity is up 1.81%.**

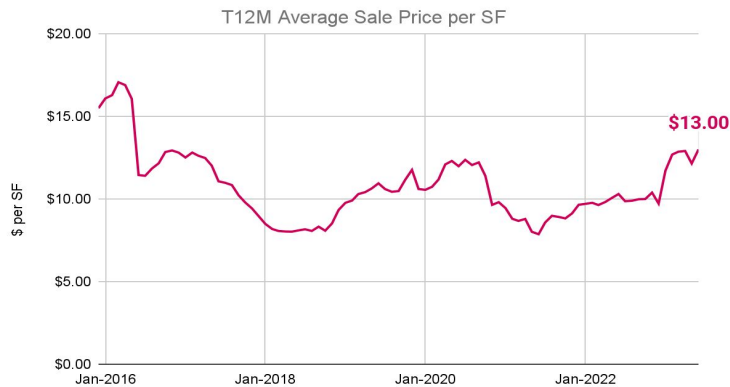
The trailing 12 month average price per SF was \$13.00 at the end of Jun 2023 vs. \$12.15 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$91.4M at the end of Jun 2023 vs. \$100.5M at the end of the prior month.

The trailing 12 month sale count was 90 at the end of Jun 2023 vs. 88 at the end of the prior month.

### LONG-TERM TRENDS

#### VALUES

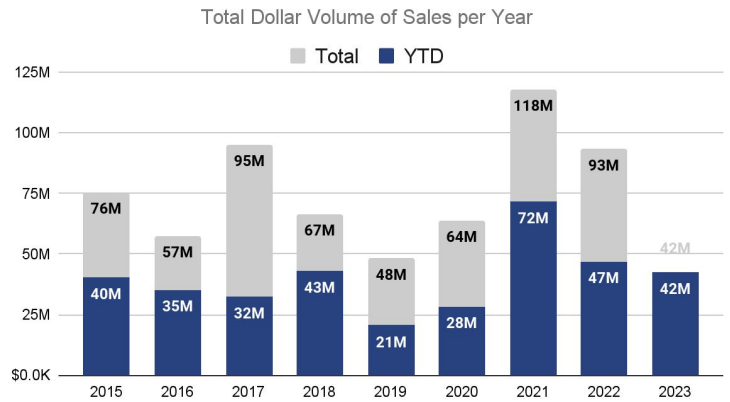
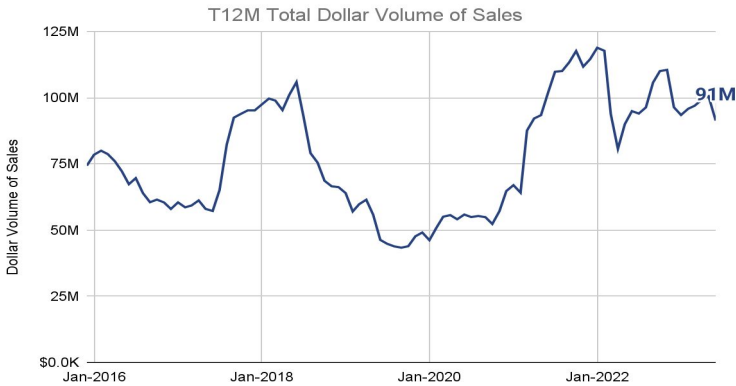


#### THE SPECIALISTS:

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



#### VELOCITY

