

Market Report – Baton Rouge, LA

JULY 2023

ALL COMMERCIAL PROPERTY

NEAR-TERM TRENDS

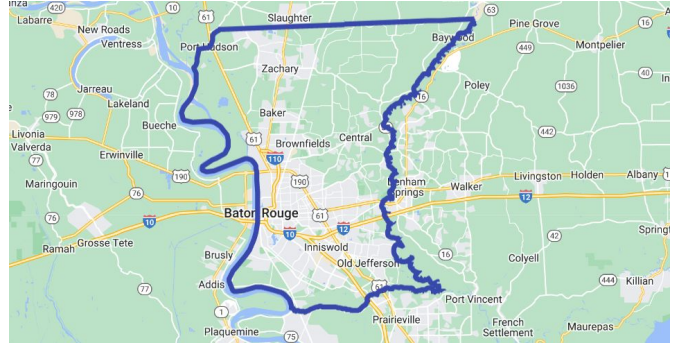
Overall Dollar Volume is down 1.52%.

The trailing 12 month total dollar volume of sales was \$838.0M at the end of Jul 2023 vs. \$850.9M at the end of the prior month.

Overall Deal Velocity is down 5.0%.

The trailing 12 month sale count was 456 at the end of Jul 2023 vs. 480 at the end of the prior month.

THE MARKET:

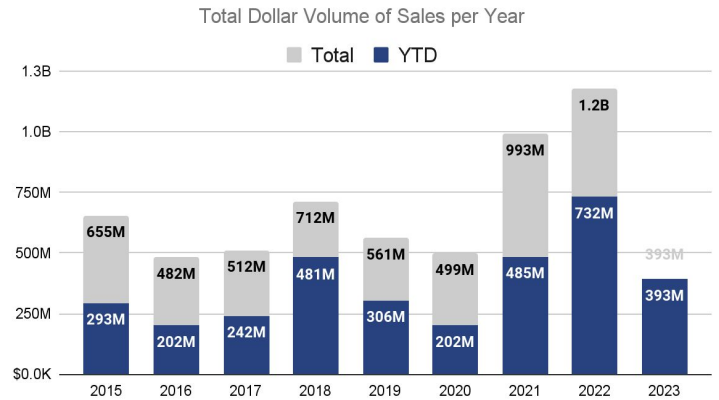
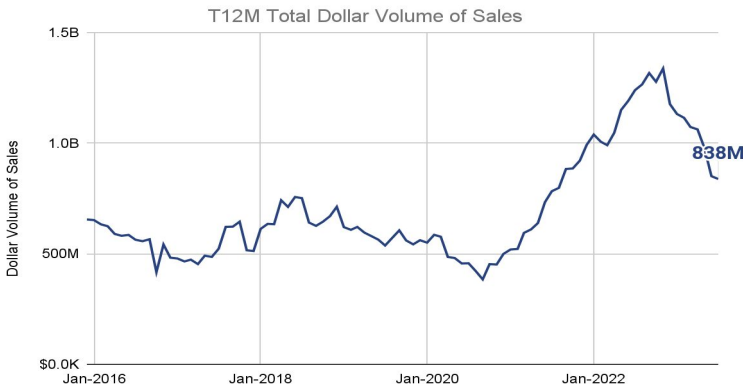


Summary of Near-Term Trends by Property Type:

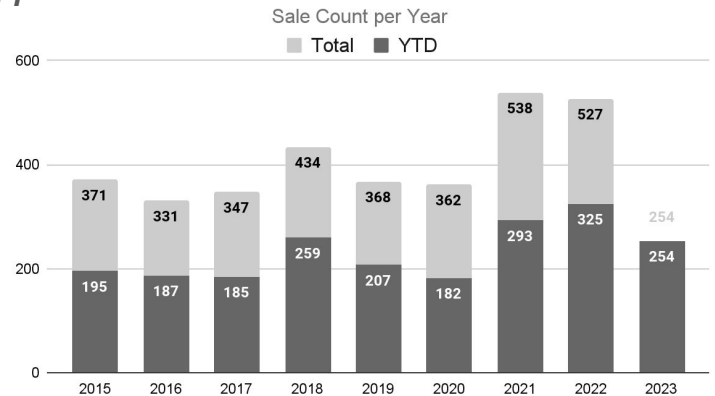
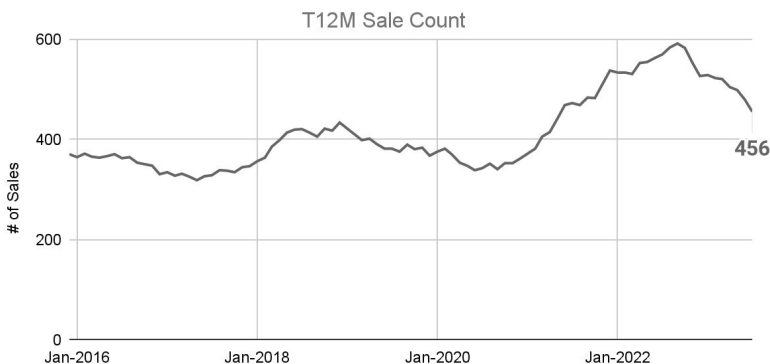
	OVERALL	Multifamily	Industrial	Retail	Office	Land
Values		1.46%	-1.18%	-6.52%	2.73%	4.03%
Volume	-1.52%	3.49%	-9.47%	-13.35%	1.48%	-0.92%
Velocity	-5.00%	-14.29%	-4.48%	-3.36%	1.75%	-7.95%

LONG-TERM TRENDS

VOLUME



VELOCITY



Market Report – Baton Rouge, LA

JULY 2023

MULTIFAMILY

NEAR-TERM TRENDS

Property Values are up 1.46%.

Dollar Volume is up 3.49%.

Deal Velocity is down 14.29%.

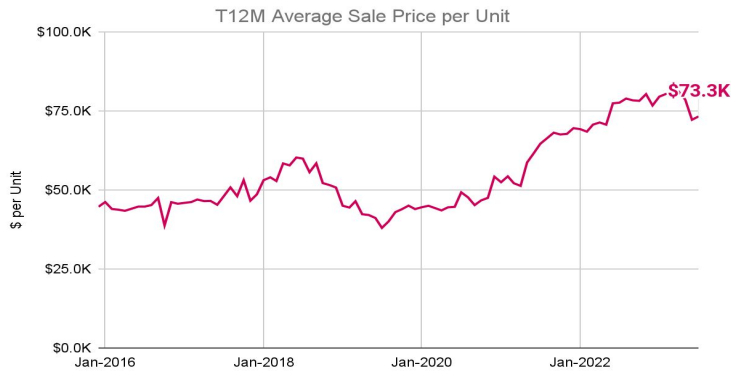
The trailing 12 month average price per unit was \$73.3K at the end of Jul 2023 vs. \$72.2K per unit at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$353.3M at the end of Jul 2023 vs. \$341.4M at the end of the prior month.

The trailing 12 month sale count was 54 at the end of Jul 2023 vs. 63 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

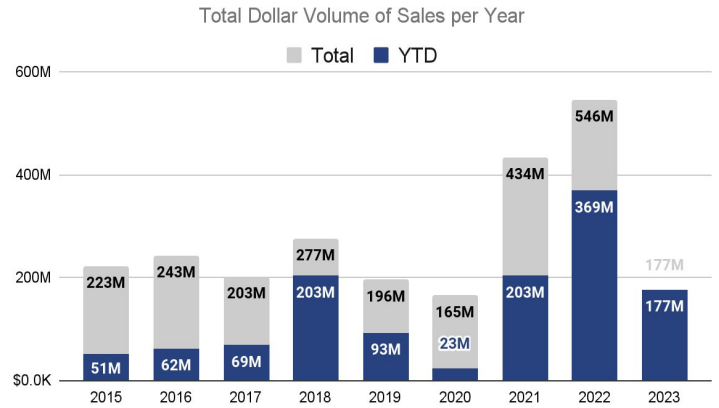
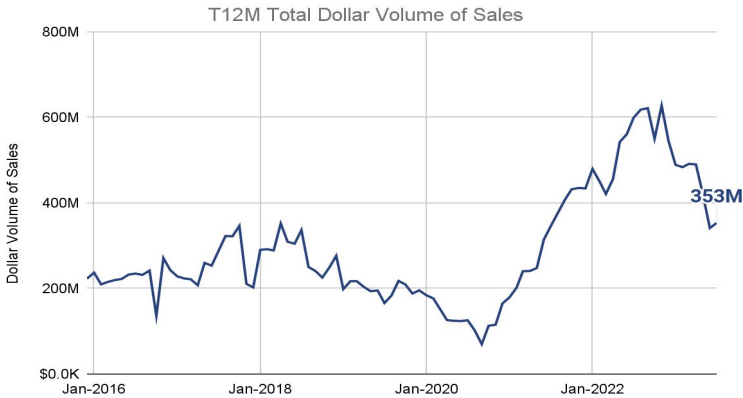


Mark Segalla
Partner - Multifamily Sales
msegalla@elifinrealty.com
225-505-4349

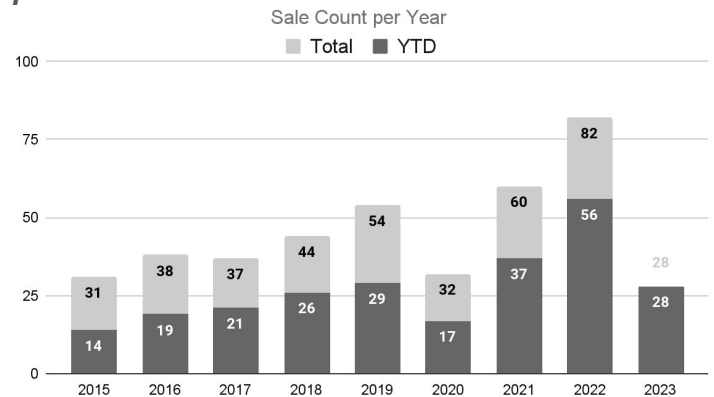
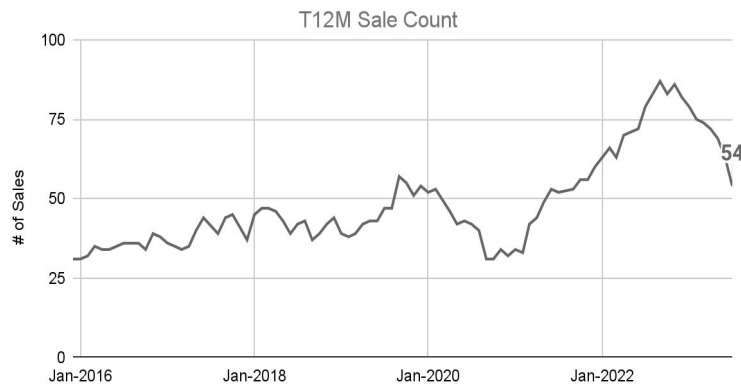


Perry Musgrow
Associate - Multifamily Sales
pmusgrow@elifinrealty.com
225-931-0943

VOLUME



VELOCITY



Market Report – Baton Rouge, LA

JULY 2023

INDUSTRIAL

NEAR-TERM TRENDS

Property Values are down 1.18%.

Dollar Volume is down 9.47%.

Deal Velocity is down 4.48%.

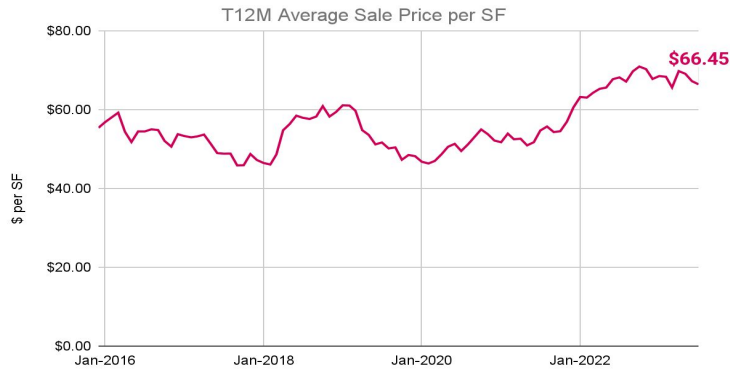
The trailing 12 month average price per SF was \$66.45 at the end of Jul 2023 vs. \$67.24 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$50.3M at the end of Jul 2023 vs. \$55.5M at the end of the prior month.

The trailing 12 month sale count was 64 at the end of Jul 2023 vs. 67 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

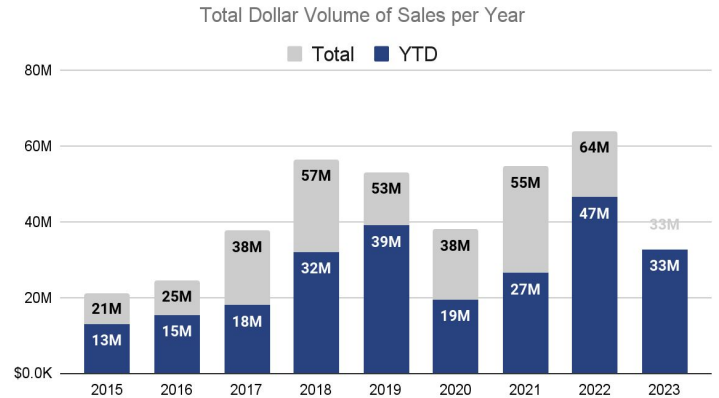
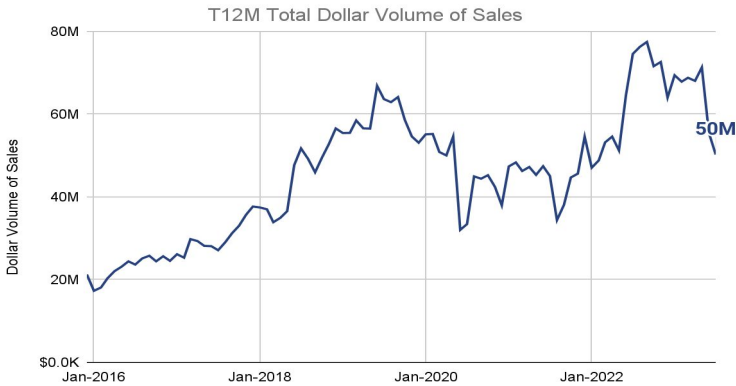


Cole Brewton
Senior Associate - Industrial Sales & Leasing
cbrewton@elifinrealty.com
936-585-3132

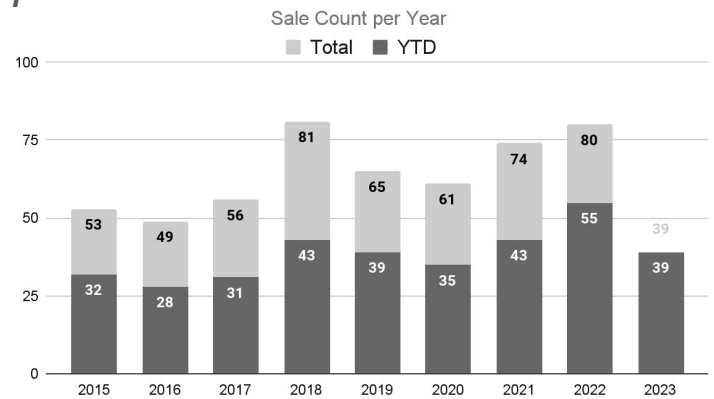
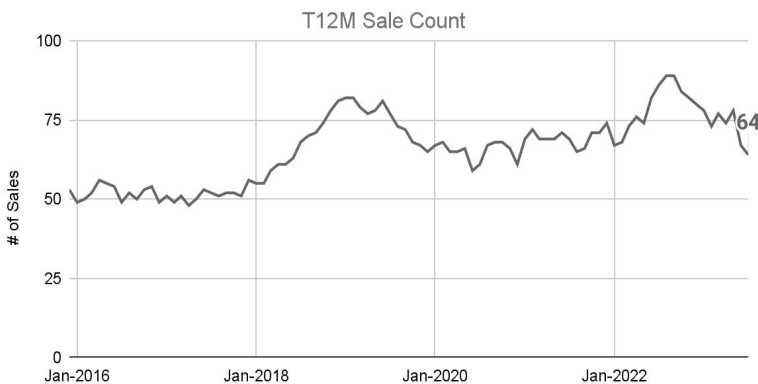


Alex Ruch
Associate - Industrial Sales & Leasing
aruch@elifinrealty.com
225-485-0238

VOLUME



VELOCITY



Market Report – Baton Rouge, LA

JULY 2023

RETAIL

NEAR-TERM TRENDS

Property Values are down 6.52%.

Dollar Volume is down 13.35%.

Deal Velocity is down 3.36%.

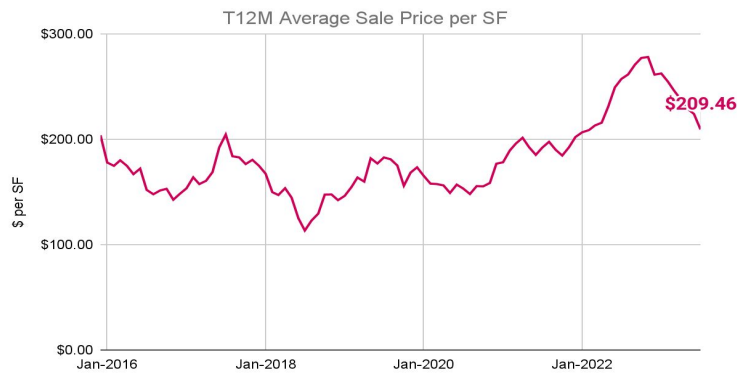
The trailing 12 month average price per SF was \$209.46 at the end of Jul 2023 vs. \$224.07 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$120.4M at the end of Jul 2023 vs. \$139.0M at the end of the prior month.

The trailing 12 month sale count was 115 at the end of Jul 2023 vs. 119 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

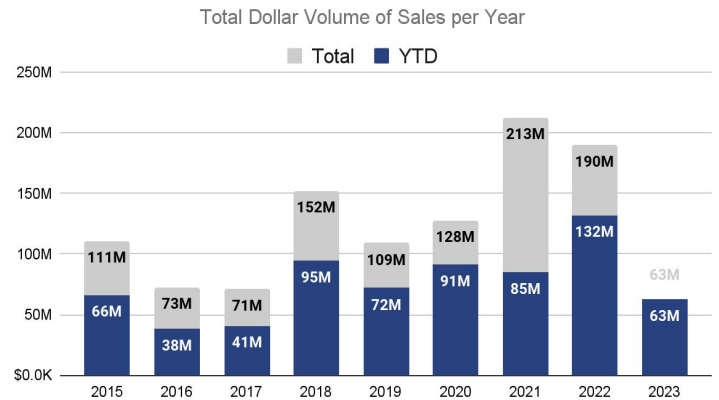
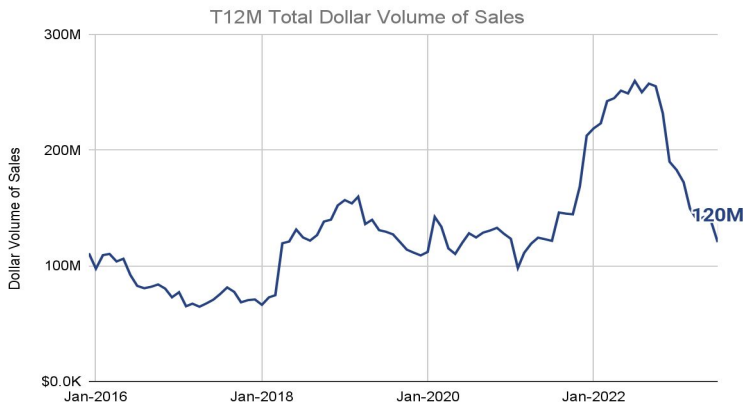


Will Chadwick, MBA
Partner - Retail Sales & Leasing
wchadwick@elifinrealty.com
225-368-7667

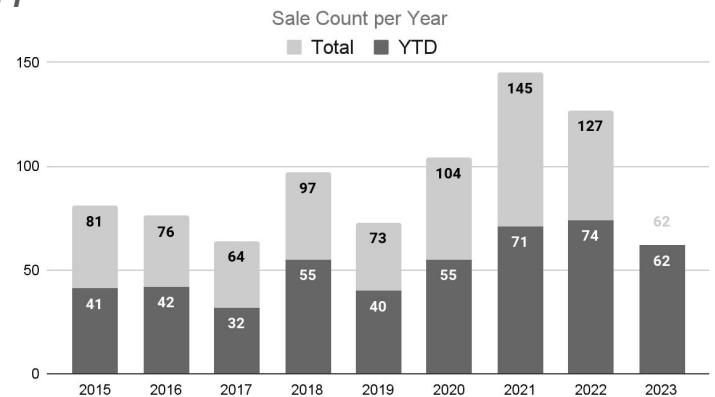
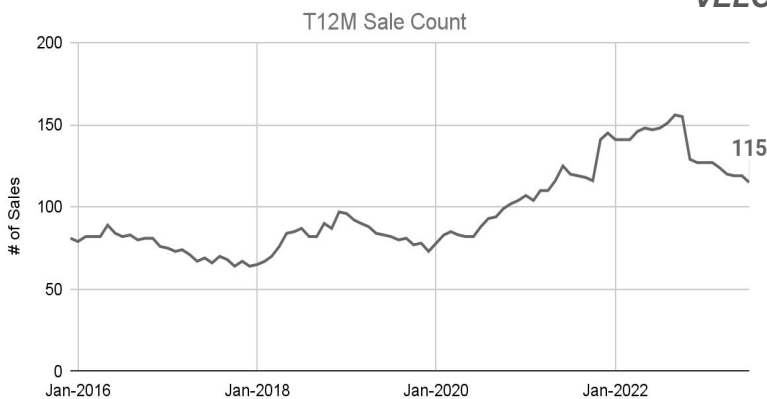


Gabrielle Zia
Associate - Retail Sales & Leasing
gzia@elifinrealty.com
225-200-0302

VOLUME



VELOCITY



Market Report – Baton Rouge, LA

JULY 2023

OFFICE

NEAR-TERM TRENDS

Property Values are up 2.73%.

The trailing 12 month average price per SF was \$159.70 at the end of Jul 2023 vs. \$155.45 per SF at the end of the prior month.

Dollar Volume is up 1.48%.

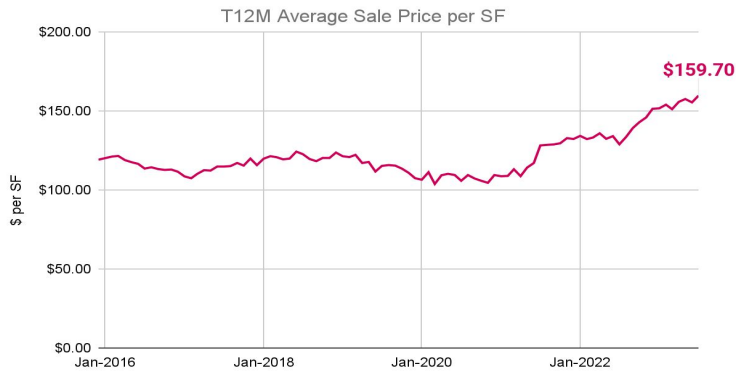
The trailing 12 month total dollar volume of sales was \$155.1M at the end of Jul 2023 vs. \$152.9M at the end of the prior month.

Deal Velocity is up 1.75%.

The trailing 12 month sale count was 116 at the end of Jul 2023 vs. 114 at the end of the prior month.

LONG-TERM TRENDS

VALUES



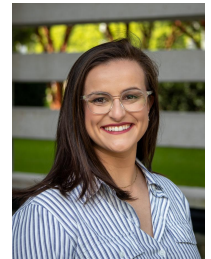
THE SPECIALISTS:



Fabian Edwards JD/DCL
Associate - Office Sales & Leasing
fedwards@elifinrealty.com
985-974-8301

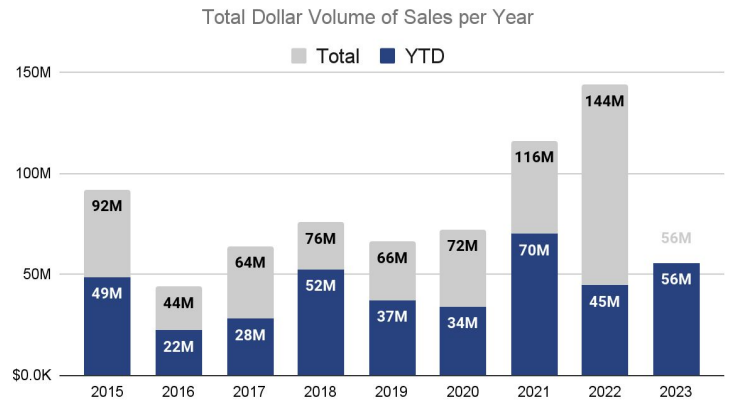
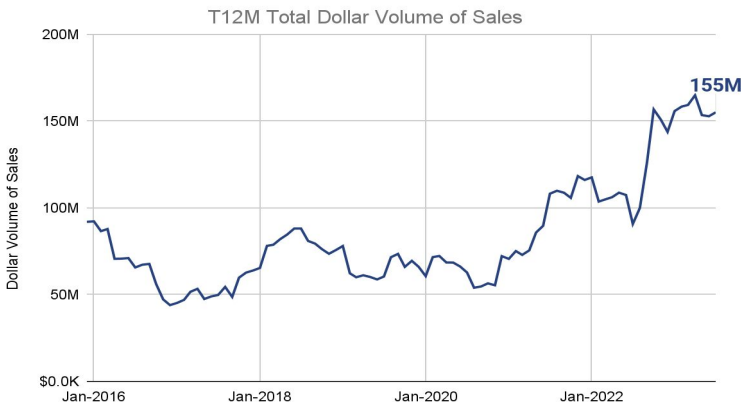


Jacob Loveland
Associate - Office Sales & Leasing
jloveland@elifinrealty.com
225-460-0877

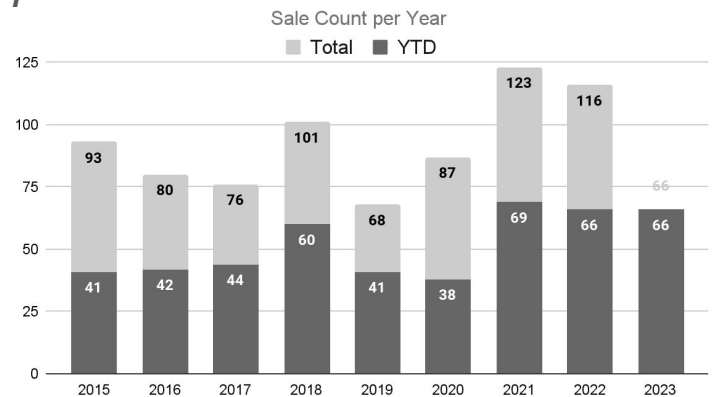
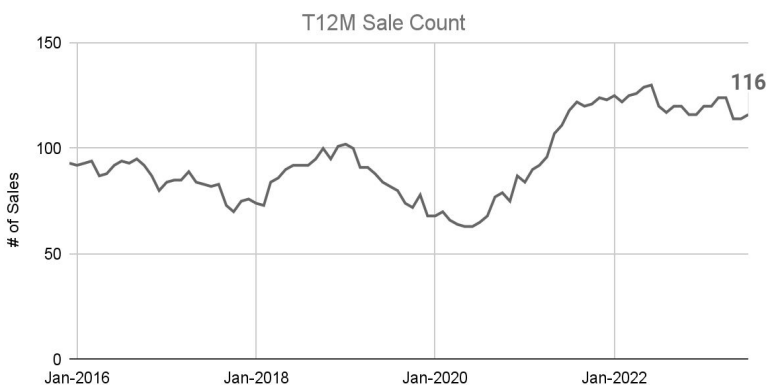


Lindsay Redhead, MBA
Associate - Office Sales & Leasing
lredhead@elifinrealty.com
225-938-3148

VOLUME



VELOCITY



Market Report – Baton Rouge, LA

JULY 2023

LAND

NEAR-TERM TRENDS

Property Values are up 4.03%.

The trailing 12 month average price per SF was \$13.64 at the end of Jul 2023 vs. \$13.11 per SF at the end of the prior month.

Dollar Volume is down 0.92%.

The trailing 12 month total dollar volume of sales was \$87.9M at the end of Jul 2023 vs. \$88.7M at the end of the prior month.

Deal Velocity is down 7.95%.

The trailing 12 month sale count was 81 at the end of Jul 2023 vs. 88 at the end of the prior month.

LONG-TERM TRENDS

VALUES

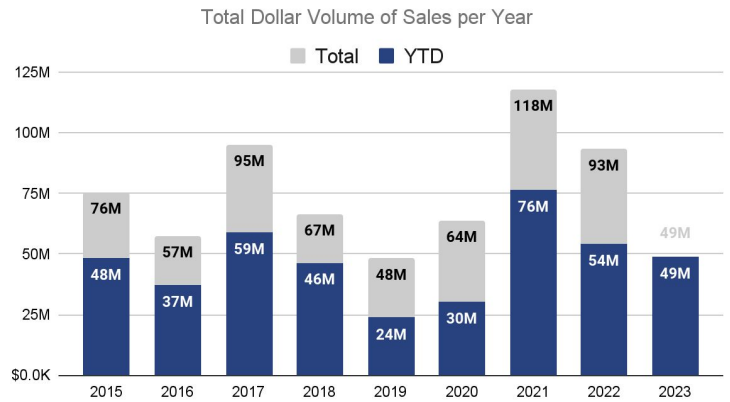
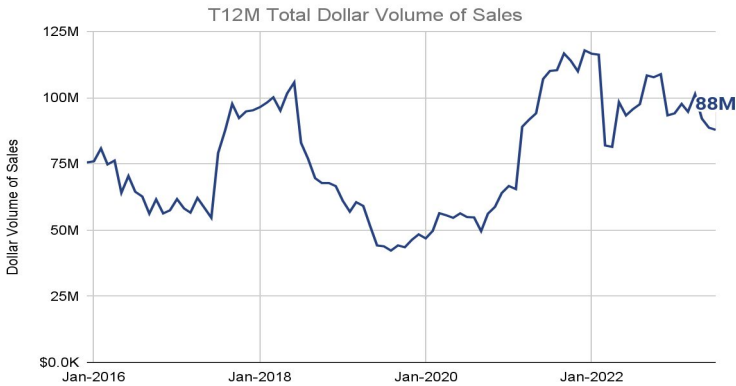


THE SPECIALISTS:

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

