

Market Report – Baton Rouge, LA

SEPTEMBER 2023

ALL COMMERCIAL PROPERTY

NEAR-TERM TRENDS

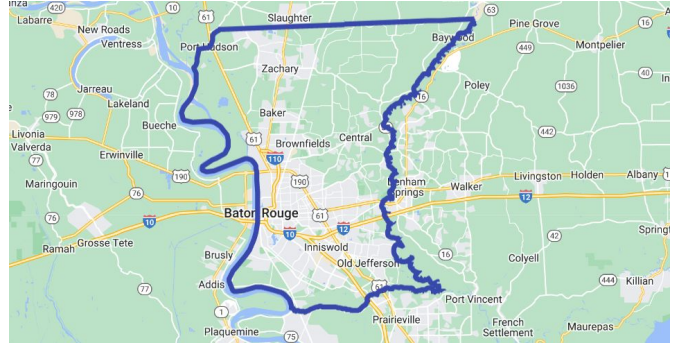
Overall Dollar Volume is down 16.13%.

The trailing 12 month total dollar volume of sales was \$680.8M at the end of Sep 2023 vs. \$811.8M at the end of the prior month.

Overall Deal Velocity is down 3.63%.

The trailing 12 month sale count was 425 at the end of Sep 2023 vs. 441 at the end of the prior month.

THE MARKET:

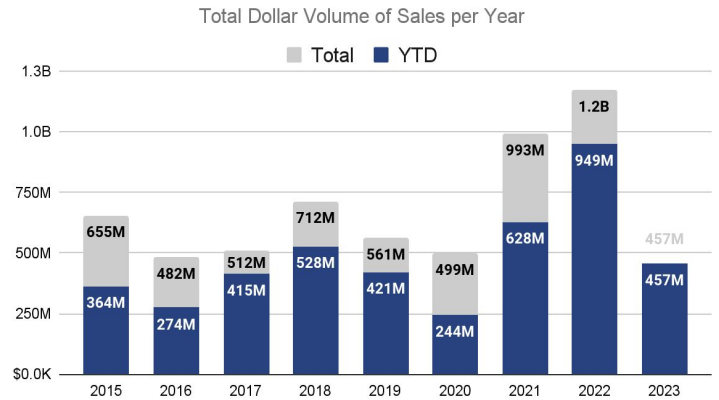
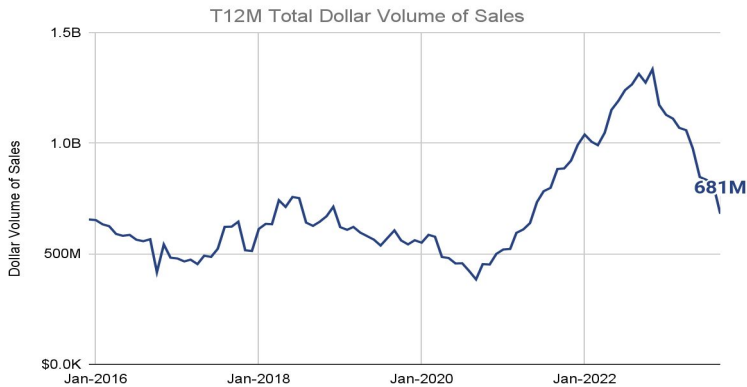


Summary of Near-Term Trends by Property Type:

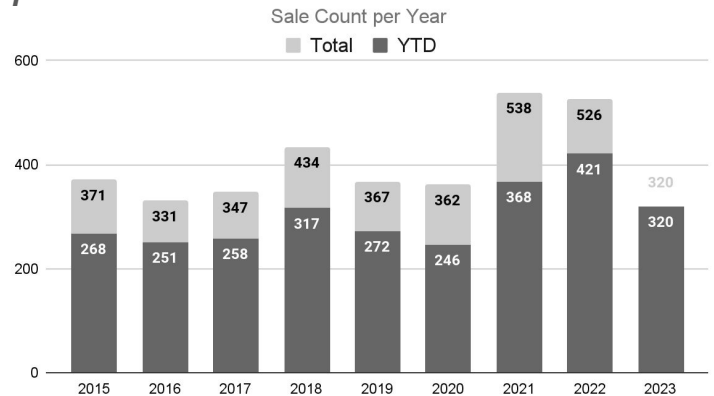
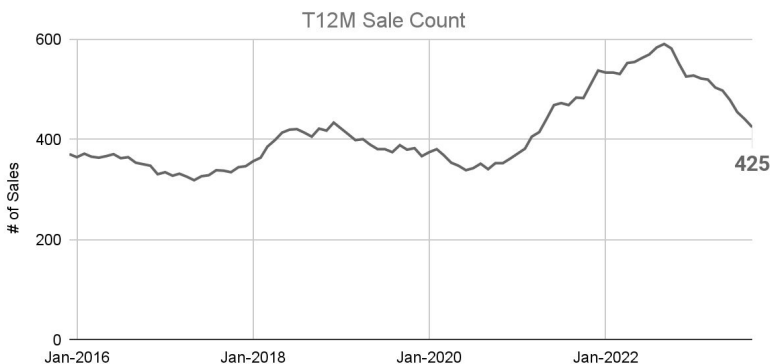
	OVERALL	Multifamily	Industrial	Retail	Office	Land
Values		-4.40%	-7.22%	-5.02%	-1.82%	-1.53%
Volume	-16.13%	-18.93%	-9.22%	-6.70%	-19.04%	-8.18%
Velocity	-3.63%	-11.11%	-1.59%	-4.42%	-2.68%	4.00%

LONG-TERM TRENDS

VOLUME



VELOCITY



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MULTIFAMILY

NEAR-TERM TRENDS

Property Values are down 4.4%.

The trailing 12 month average price per unit was \$67.5K at the end of Sep 2023 vs. \$70.6K per unit at the end of the prior month.

Dollar Volume is down 18.93%.

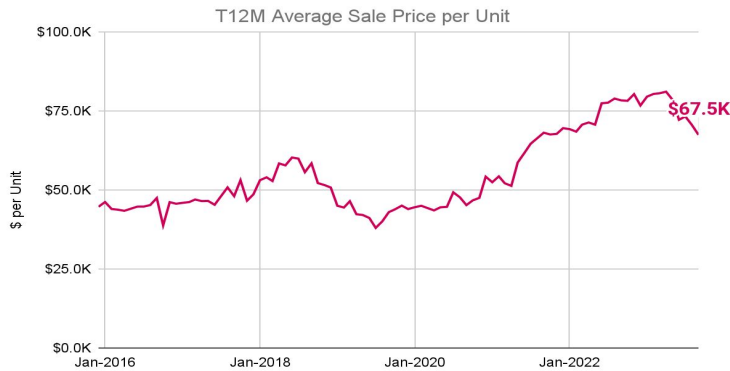
The trailing 12 month total dollar volume of sales was \$282.9M at the end of Sep 2023 vs. \$349.0M at the end of the prior month.

Deal Velocity is down 11.11%.

The trailing 12 month sale count was 48 at the end of Sep 2023 vs. 54 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

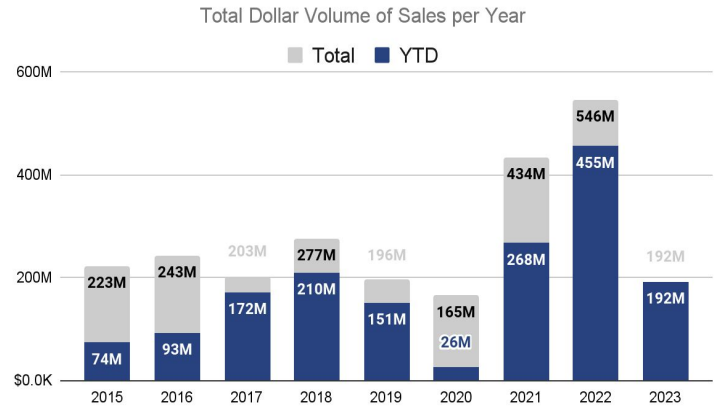
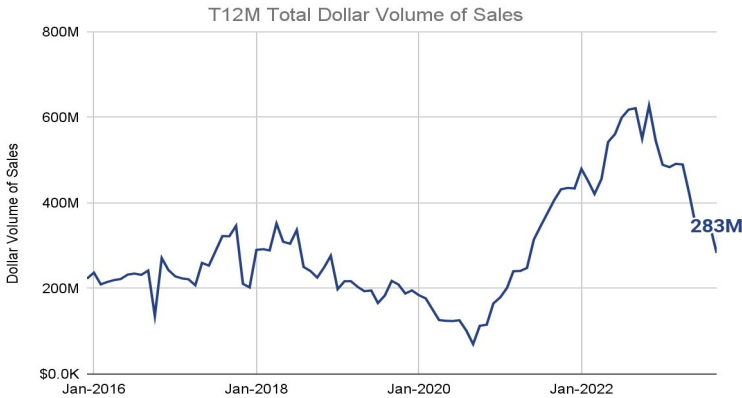


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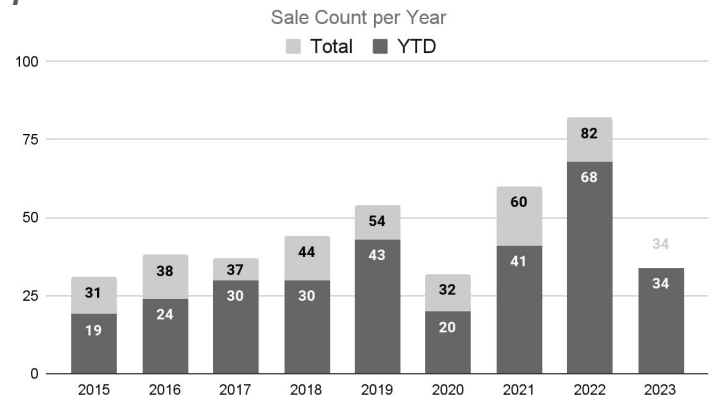
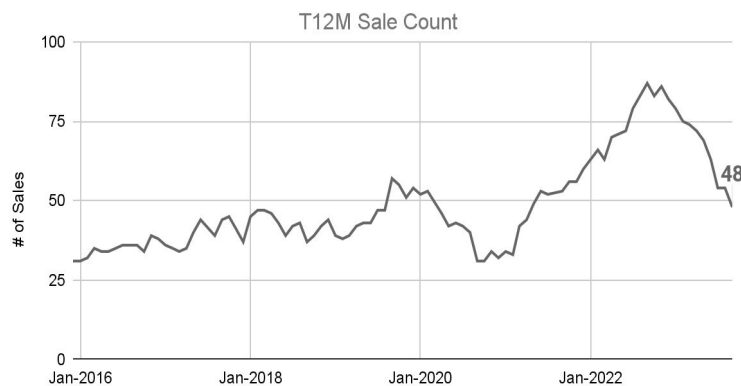


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VOLUME



VELOCITY



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INDUSTRIAL

NEAR-TERM TRENDS

Property Values are down 7.22%.

The trailing 12 month average price per SF was \$65.32 at the end of Sep 2023 vs. \$70.40 per SF at the end of the prior month.

Dollar Volume is down 9.22%.

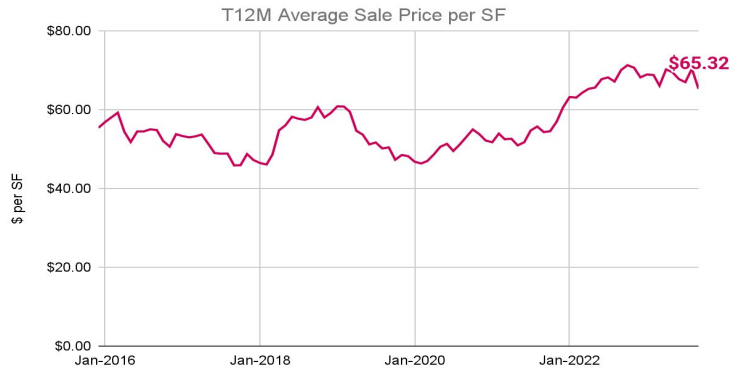
The trailing 12 month total dollar volume of sales was \$46.9M at the end of Sep 2023 vs. \$51.6M at the end of the prior month.

Deal Velocity is down 1.59%.

The trailing 12 month sale count was 62 at the end of Sep 2023 vs. 63 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

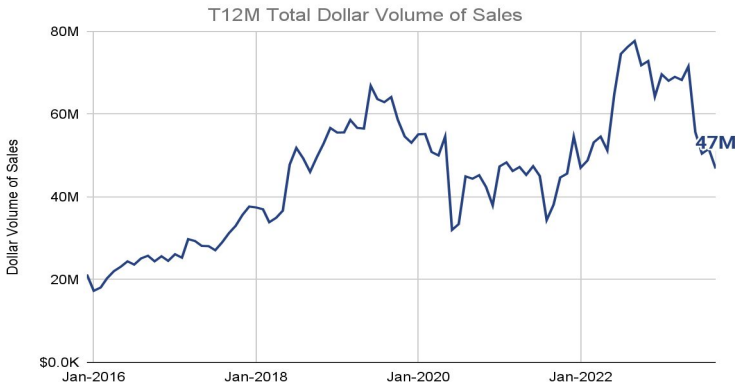


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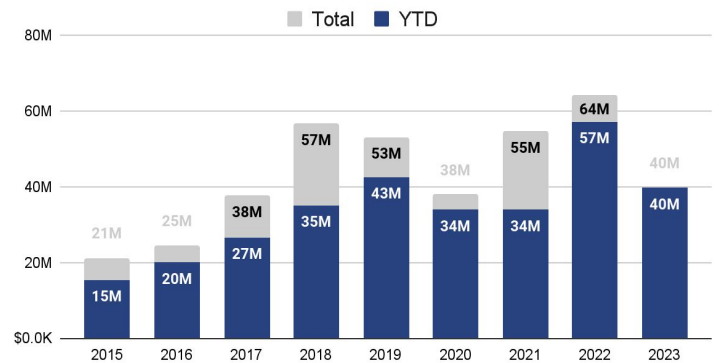


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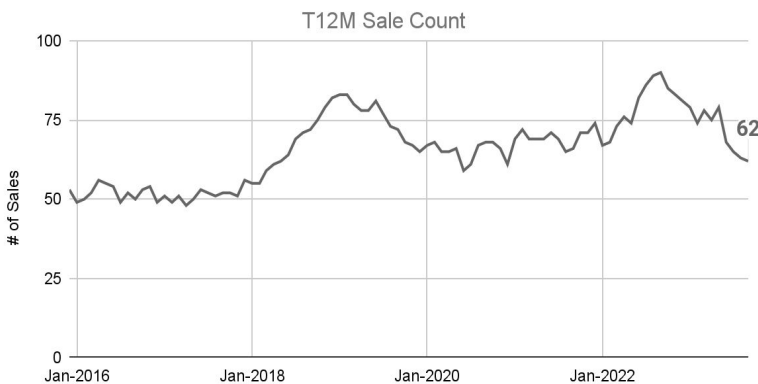
VOLUME



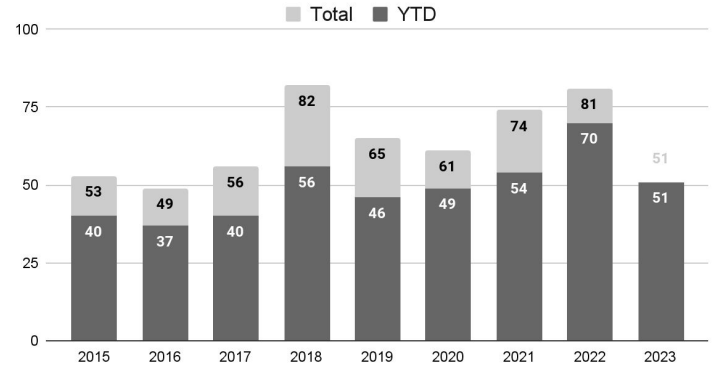
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



Market Report – Baton Rouge, LA

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RETAIL

NEAR-TERM TRENDS

Property Values are down 5.02%.

The trailing 12 month average price per SF was \$196.13 at the end of Sep 2023 vs. \$206.49 per SF at the end of the prior month.

Dollar Volume is down 6.7%.

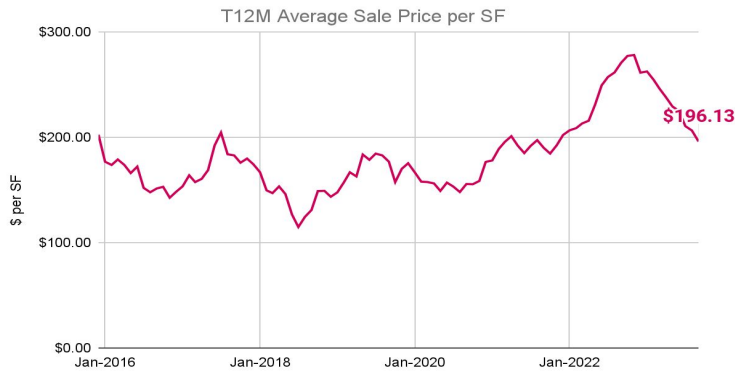
The trailing 12 month total dollar volume of sales was \$110.3M at the end of Sep 2023 vs. \$118.2M at the end of the prior month.

Deal Velocity is down 4.42%.

The trailing 12 month sale count was 108 at the end of Sep 2023 vs. 113 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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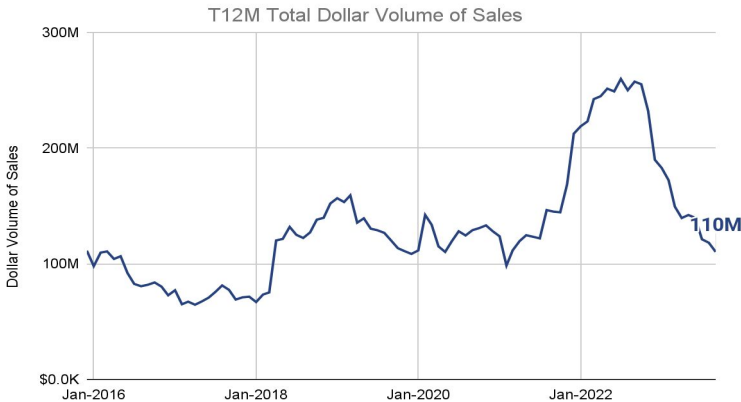


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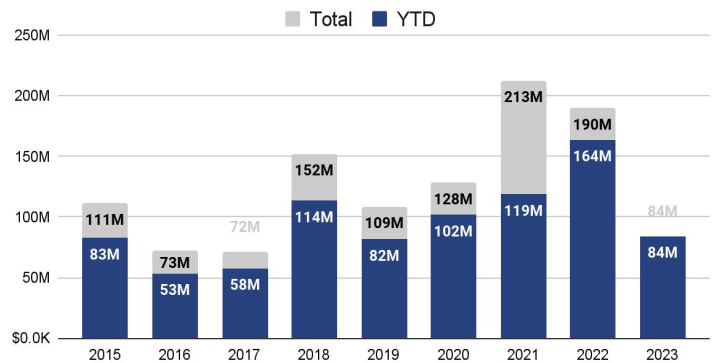


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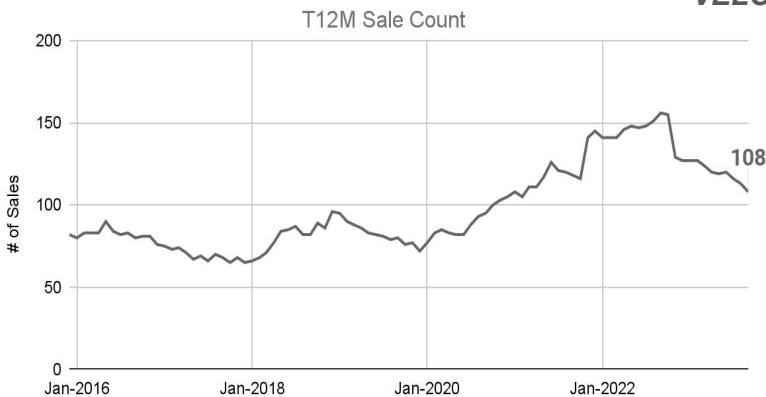
VOLUME



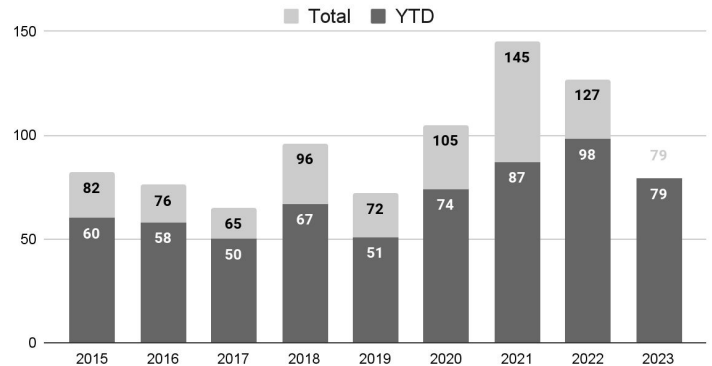
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



Market Report – Baton Rouge, LA

SEPTEMBER 2023

OFFICE

NEAR-TERM TRENDS

Property Values are down 1.82%.

Dollar Volume is down 19.04%.

Deal Velocity is down 2.68%.

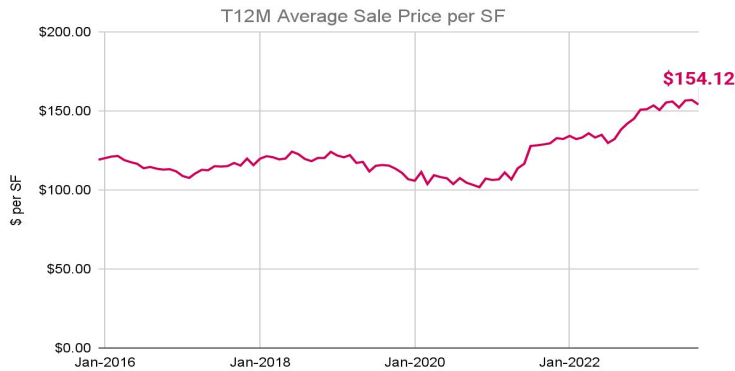
The trailing 12 month average price per SF was \$154.12 at the end of Sep 2023 vs. \$156.97 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$117.3M at the end of Sep 2023 vs. \$144.9M at the end of the prior month.

The trailing 12 month sale count was 109 at the end of Sep 2023 vs. 112 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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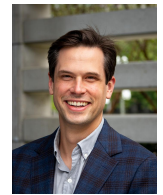
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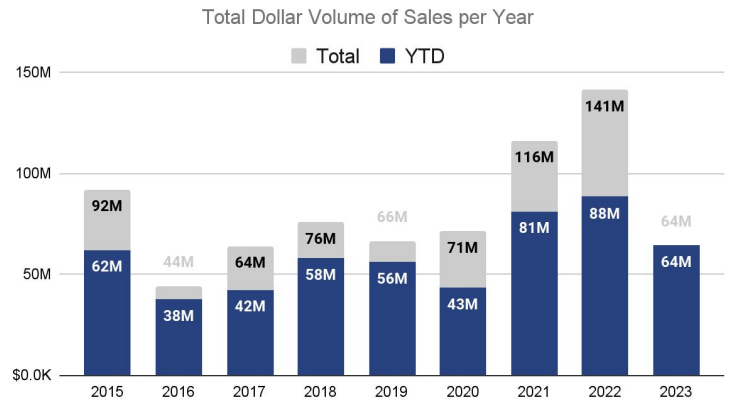
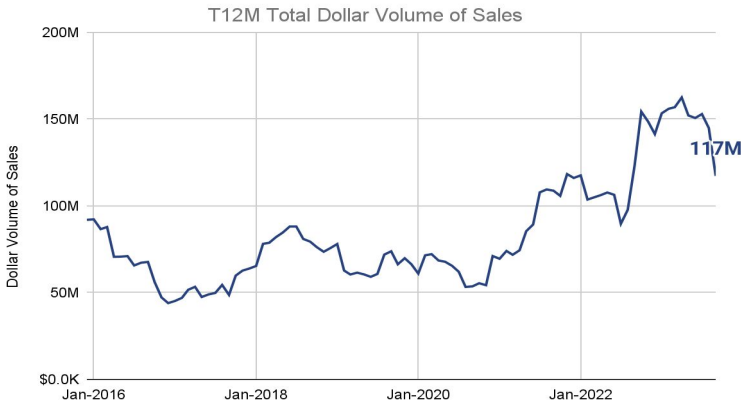


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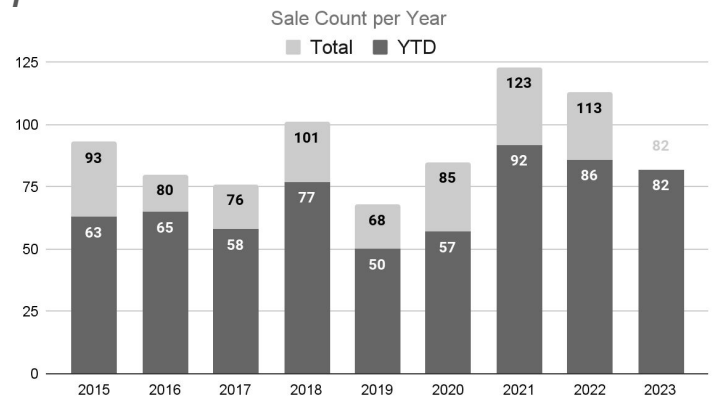
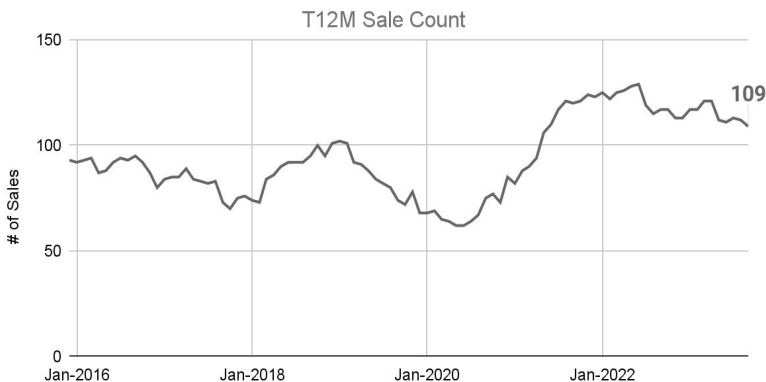


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VOLUME



VELOCITY



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LAND

NEAR-TERM TRENDS

Property Values are down 1.53%.

Dollar Volume is down 8.18%.

Deal Velocity is up 4%.

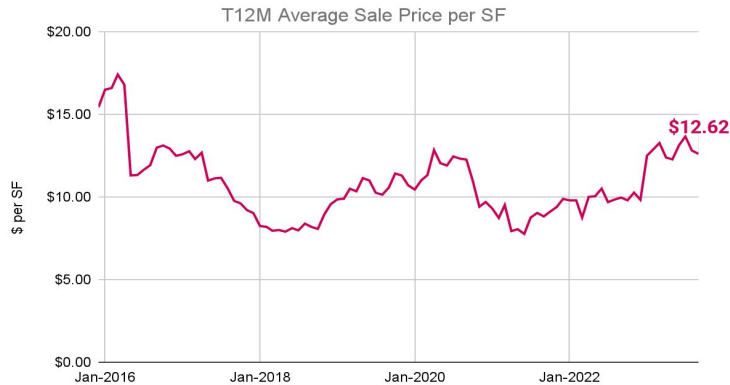
The trailing 12 month average price per SF was \$12.62 at the end of Sep 2023 vs. \$12.81 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$74.3M at the end of Sep 2023 vs. \$80.9M at the end of the prior month.

The trailing 12 month sale count was 78 at the end of Sep 2023 vs. 75 at the end of the prior month.

LONG-TERM TRENDS

VALUES

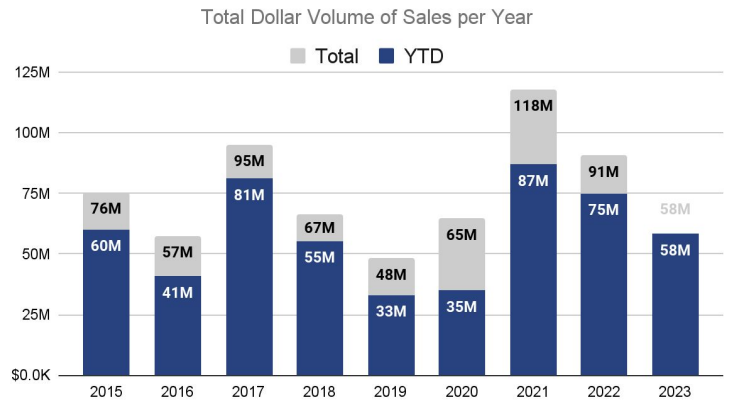
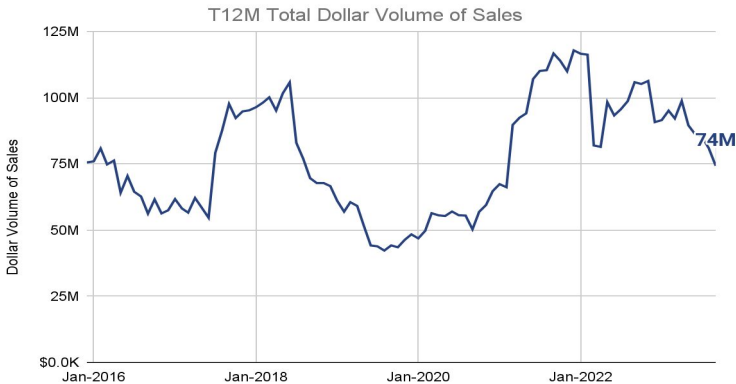


THE SPECIALISTS:

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.

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VOLUME



VELOCITY

