

Market Report – Baton Rouge, LA

OCTOBER 2023

ALL COMMERCIAL PROPERTY

NEAR-TERM TRENDS

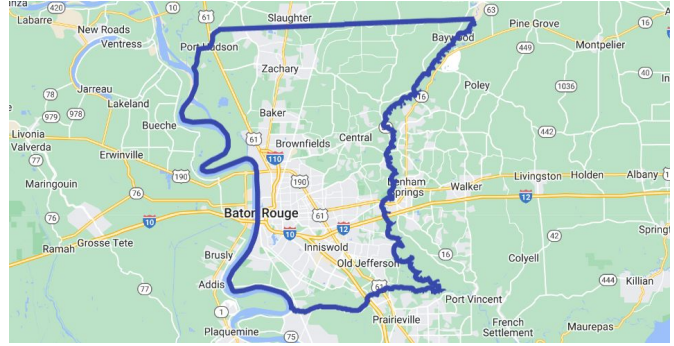
Overall Dollar Volume is down 2.18%.

The trailing 12 month total dollar volume of sales was \$665.9M at the end of Oct 2023 vs. \$680.8M at the end of the prior month.

Overall Deal Velocity is up 2.59%.

The trailing 12 month sale count was 436 at the end of Oct 2023 vs. 425 at the end of the prior month.

THE MARKET:

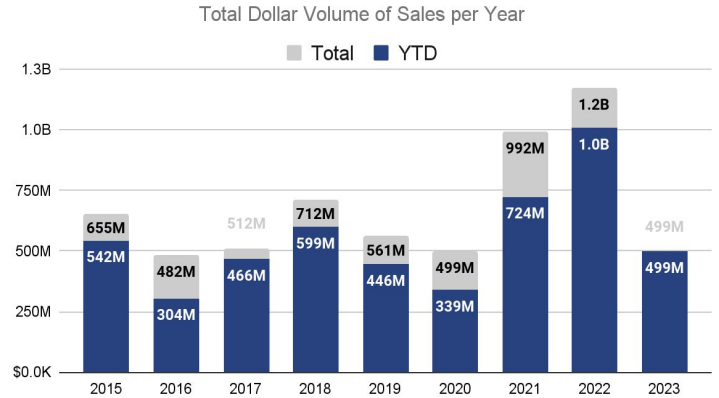
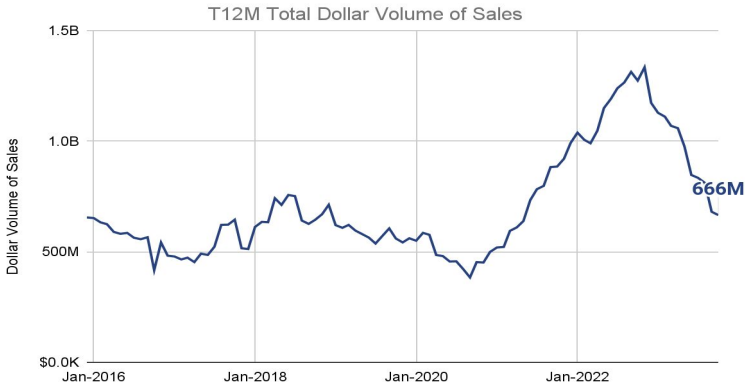


Summary of Near-Term Trends by Property Type:

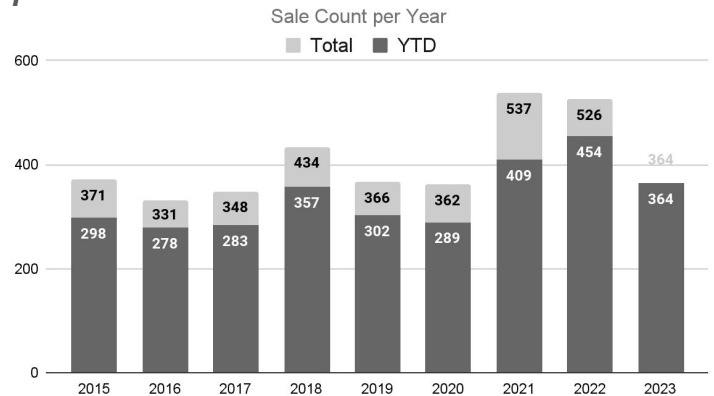
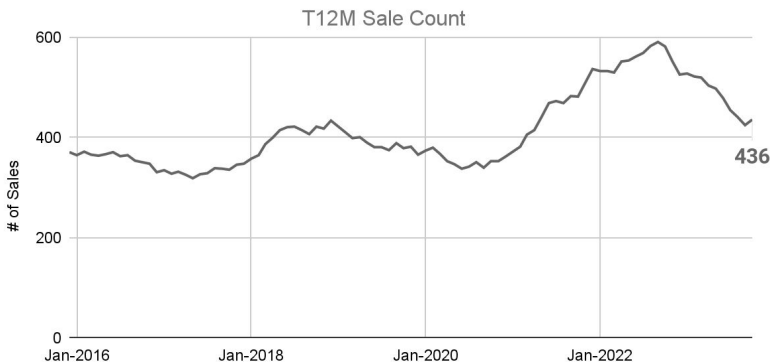
	OVERALL	Multifamily	Industrial	Retail	Office	Land
Values		1.46%	1.36%	-1.16%	-0.84%	0.08%
Volume	-2.18%	3.35%	15.35%	3.20%	-22.55%	-2.99%
Velocity	2.59%	2.08%	12.90%	1.85%	1.83%	0.00%

LONG-TERM TRENDS

VOLUME



VELOCITY



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MULTIFAMILY

NEAR-TERM TRENDS

Property Values are up 1.46%.

Dollar Volume is up 3.35%.

Deal Velocity is up 2.08%.

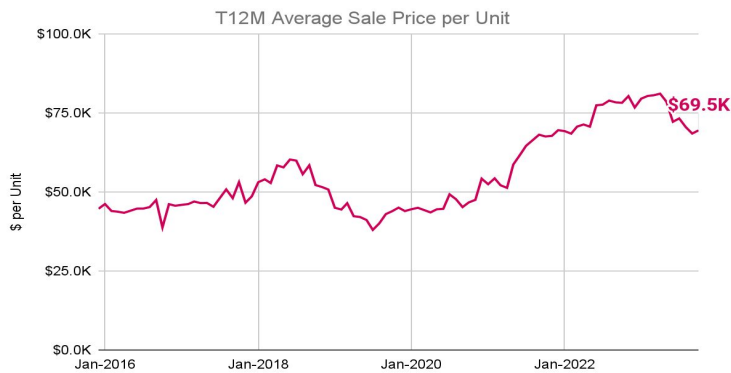
The trailing 12 month average price per unit was \$69.5K at the end of Oct 2023 vs. \$68.5K per unit at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$292.4M at the end of Oct 2023 vs. \$282.9M at the end of the prior month.

The trailing 12 month sale count was 49 at the end of Oct 2023 vs. 48 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

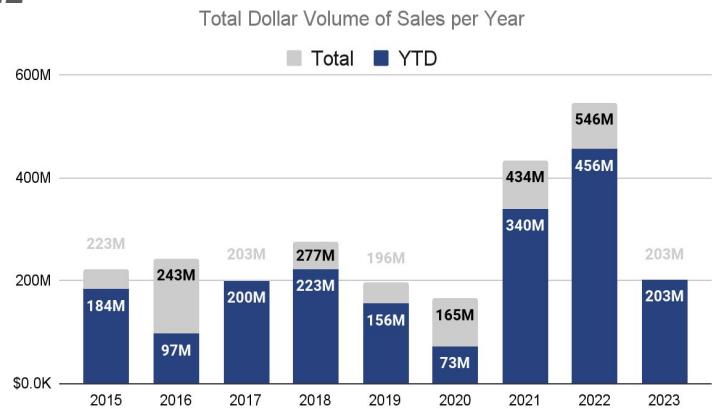
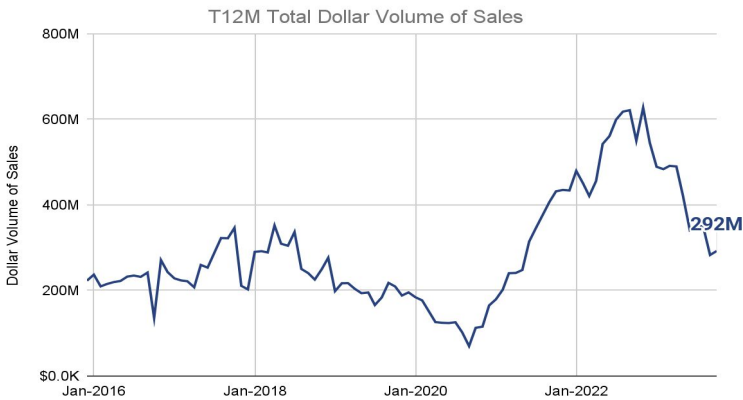


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VOLUME



VELOCITY



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INDUSTRIAL

NEAR-TERM TRENDS

Property Values are up 1.36%.

The trailing 12 month average price per SF was \$66.33 at the end of Oct 2023 vs. \$65.44 per SF at the end of the prior month.

Dollar Volume is up 15.35%.

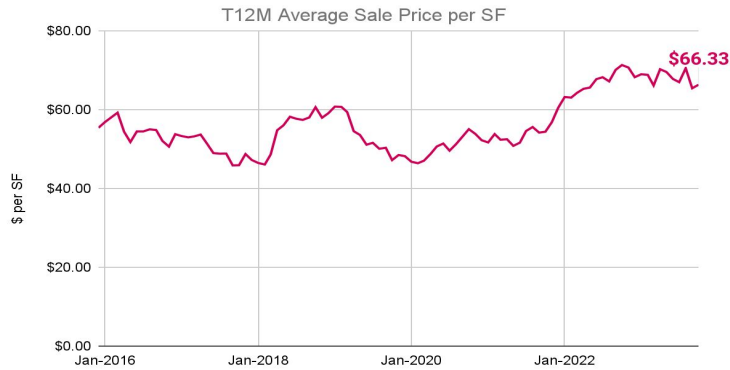
The trailing 12 month total dollar volume of sales was \$54.1M at the end of Oct 2023 vs. \$46.9M at the end of the prior month.

Deal Velocity is up 12.9%.

The trailing 12 month sale count was 70 at the end of Oct 2023 vs. 62 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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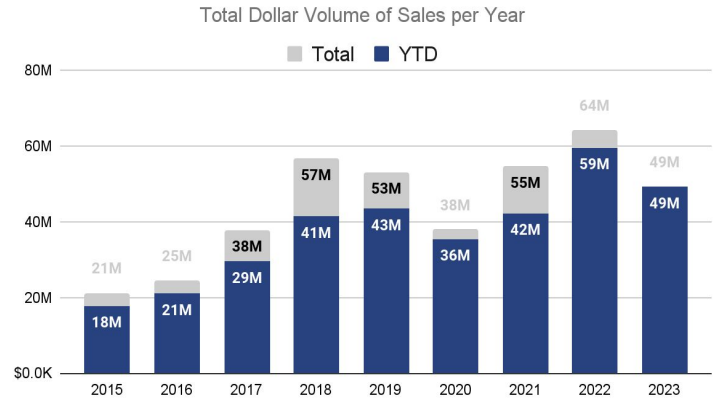
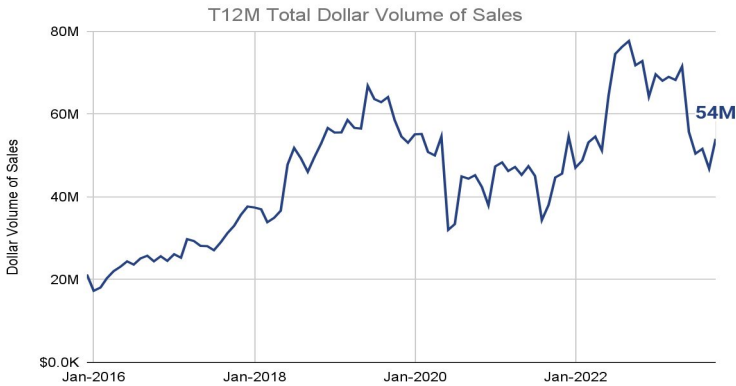


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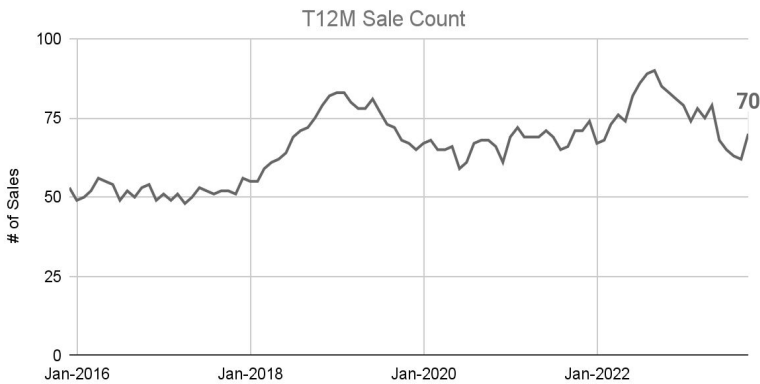


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VOLUME



VELOCITY



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RETAIL

NEAR-TERM TRENDS

Property Values are down 1.16%.

Dollar Volume is up 3.2%.

Deal Velocity is up 1.85%.

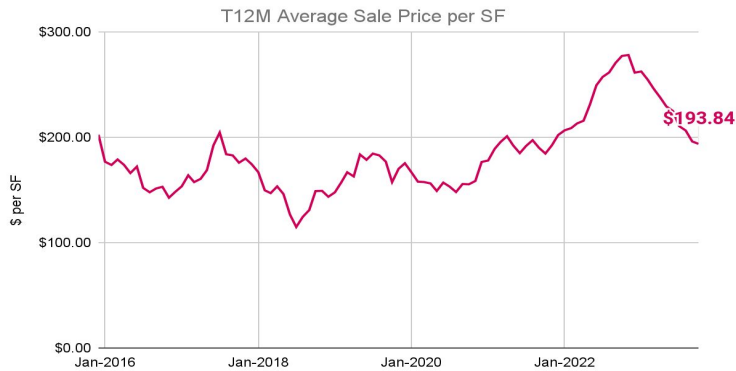
The trailing 12 month average price per SF was \$193.84 at the end of Oct 2023 vs. \$196.13 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$113.8M at the end of Oct 2023 vs. \$110.3M at the end of the prior month.

The trailing 12 month sale count was 110 at the end of Oct 2023 vs. 108 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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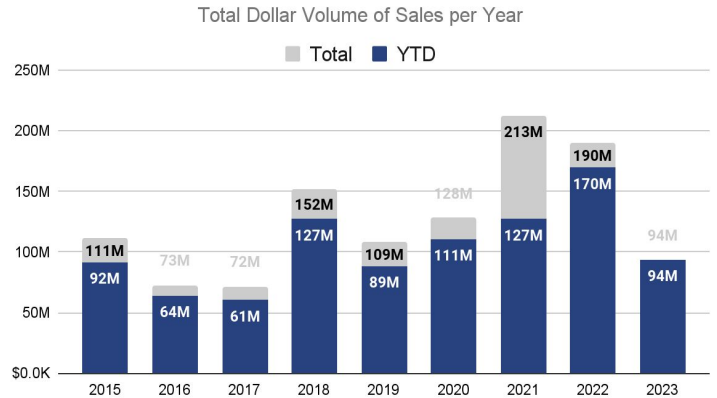
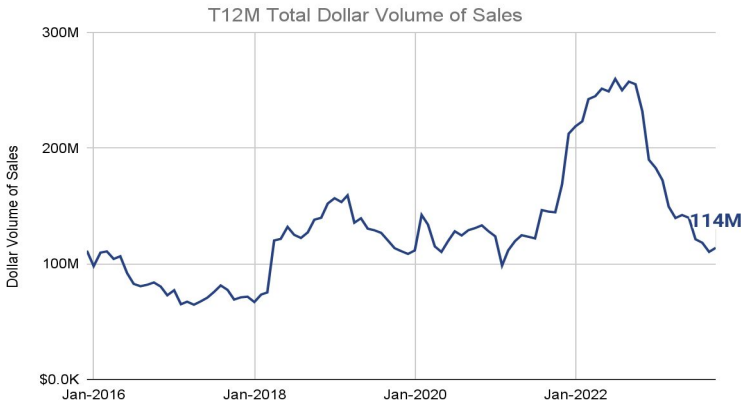


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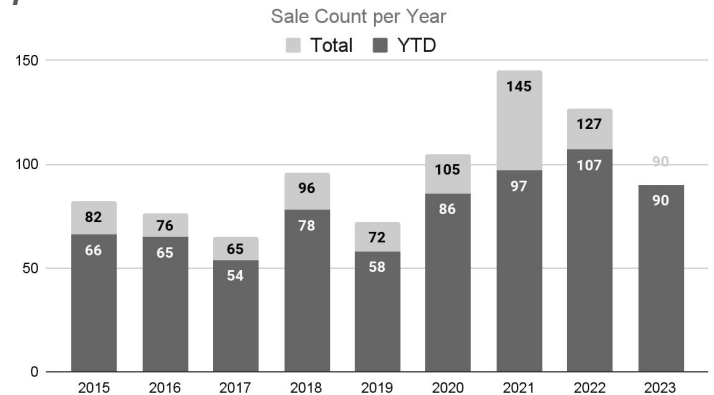
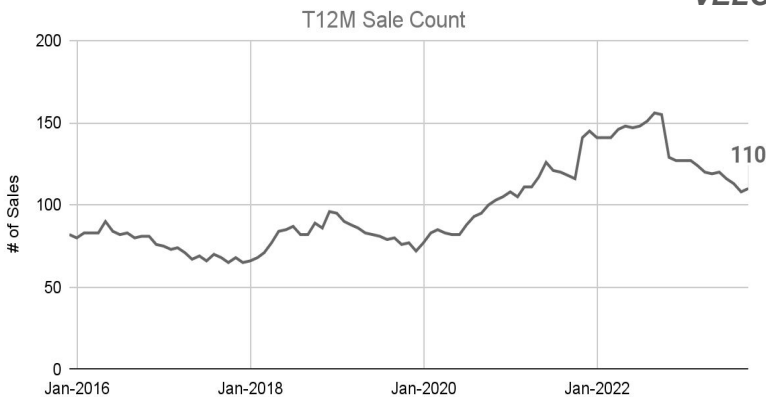


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VOLUME



VELOCITY



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OFFICE

NEAR-TERM TRENDS

Property Values are down 0.84%.

The trailing 12 month average price per SF was \$152.82 at the end of Oct 2023 vs. \$154.12 per SF at the end of the prior month.

Dollar Volume is down 22.55%.

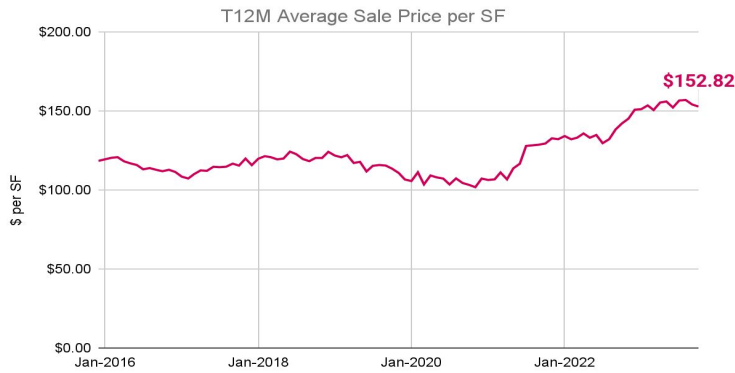
The trailing 12 month total dollar volume of sales was \$90.9M at the end of Oct 2023 vs. \$117.3M at the end of the prior month.

Deal Velocity is up 1.83%.

The trailing 12 month sale count was 111 at the end of Oct 2023 vs. 109 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:



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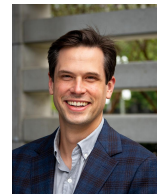
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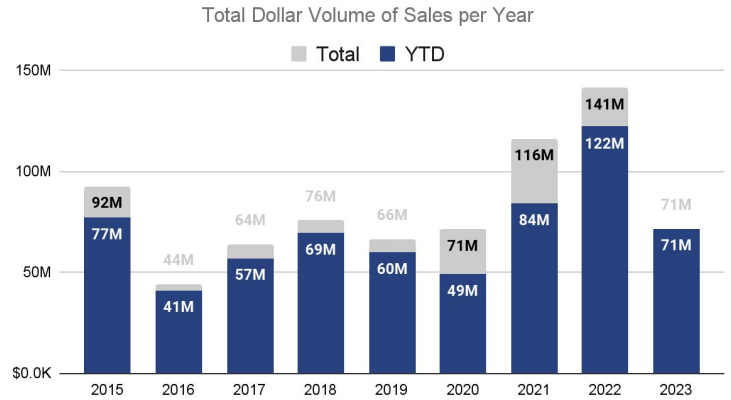
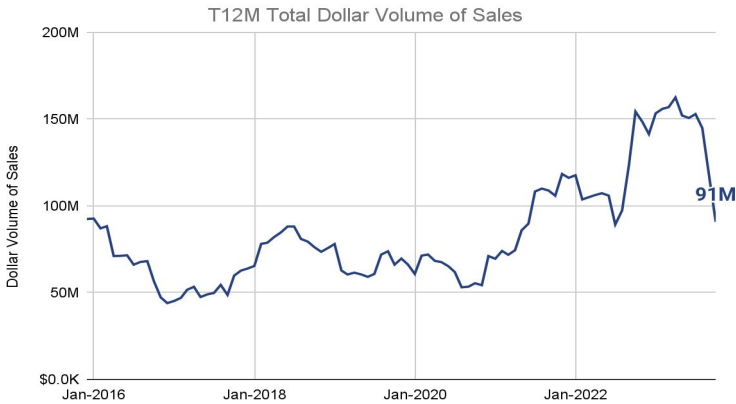
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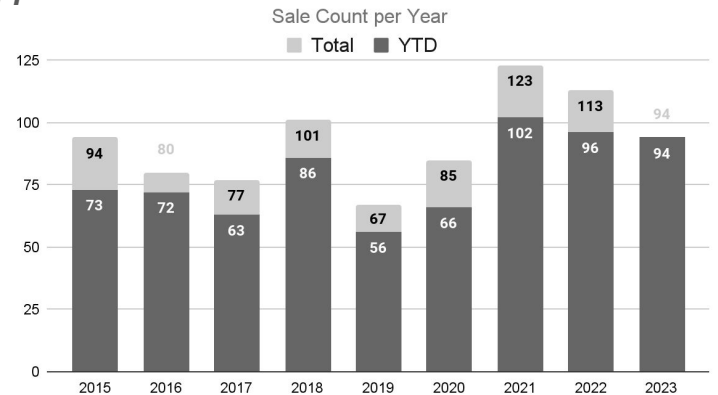
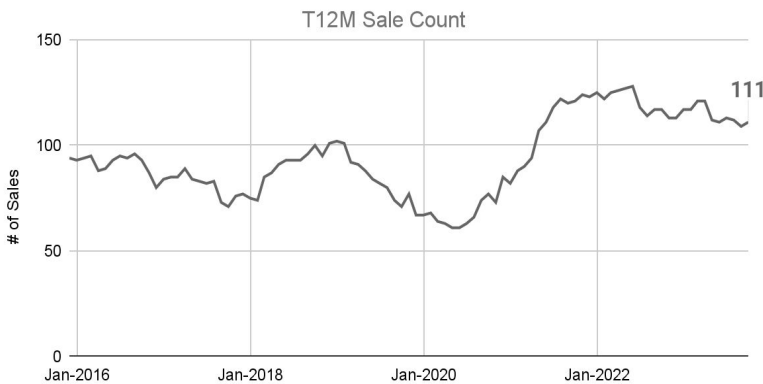
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VOLUME



VELOCITY



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LAND

NEAR-TERM TRENDS

Property Values are steady.

The trailing 12 month average price per SF was \$12.63 at the end of Oct 2023.

Dollar Volume is down 2.99%.

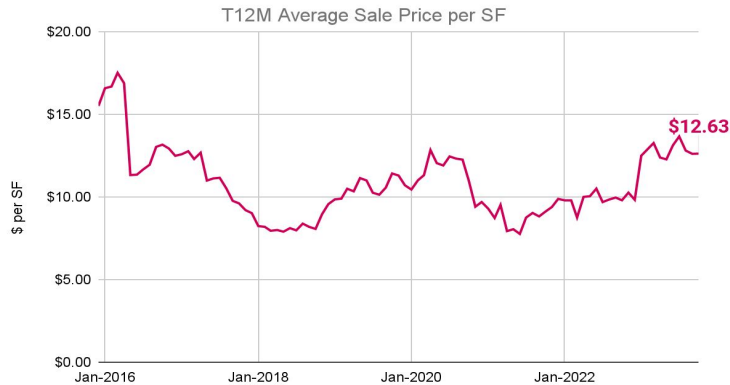
The trailing 12 month total dollar volume of sales was \$72.1M at the end of Oct 2023 vs. \$74.3M at the end of the prior month.

Deal Velocity is steady.

The trailing 12 month sale count was 78 at the end of Oct 2023.

LONG-TERM TRENDS

VALUES

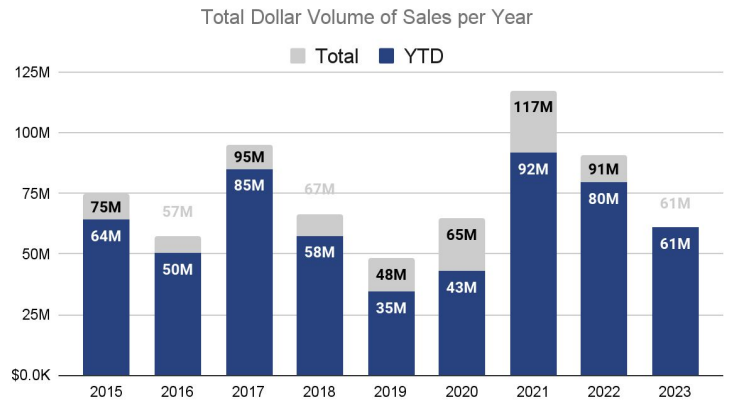
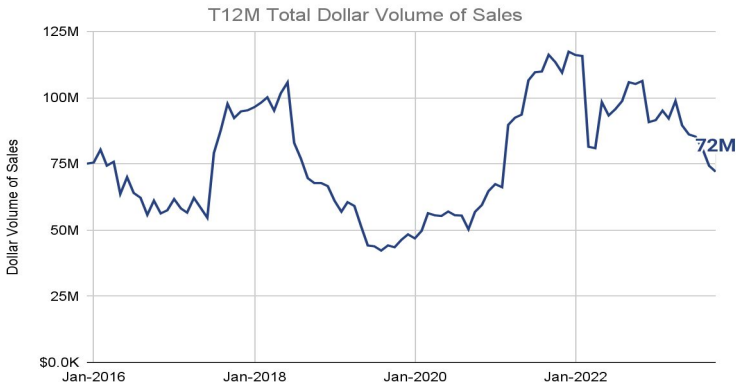


THE SPECIALISTS:

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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