

Market Report – Baton Rouge, LA

DECEMBER 2023

ALL COMMERCIAL PROPERTY

NEAR-TERM TRENDS

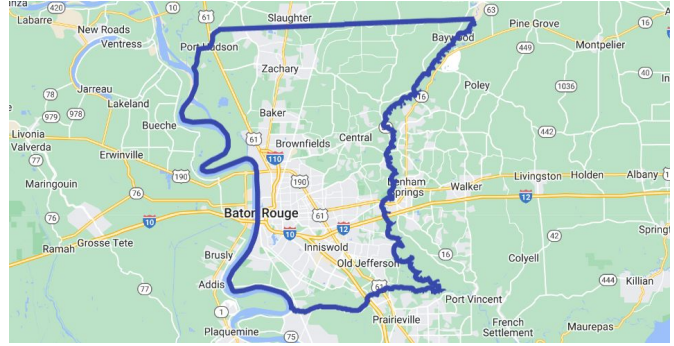
Overall Dollar Volume is up 11.25%.

The trailing 12 month total dollar volume of sales was \$613.4M at the end of Dec 2023 vs. \$551.4M at the end of the prior month.

Overall Deal Velocity is up 0.71%.

The trailing 12 month sale count was 428 at the end of Dec 2023 vs. 425 at the end of the prior month.

THE MARKET:

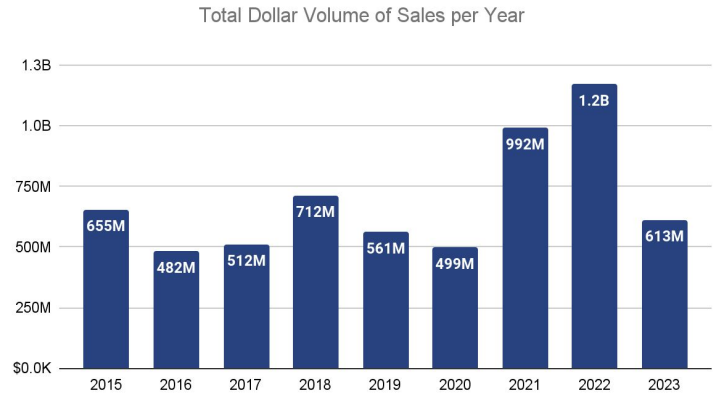
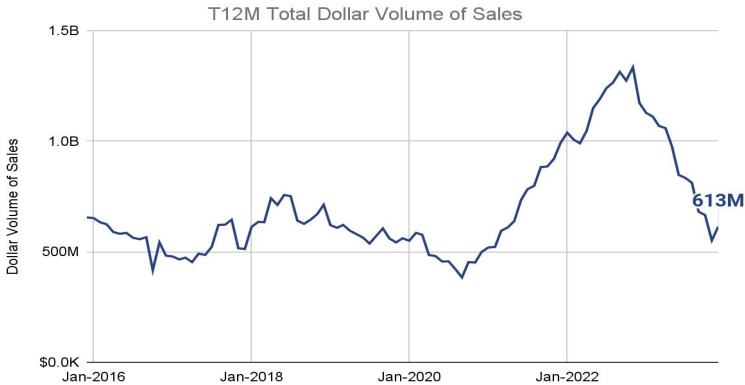


Summary of Near-Term Trends by Property Type:

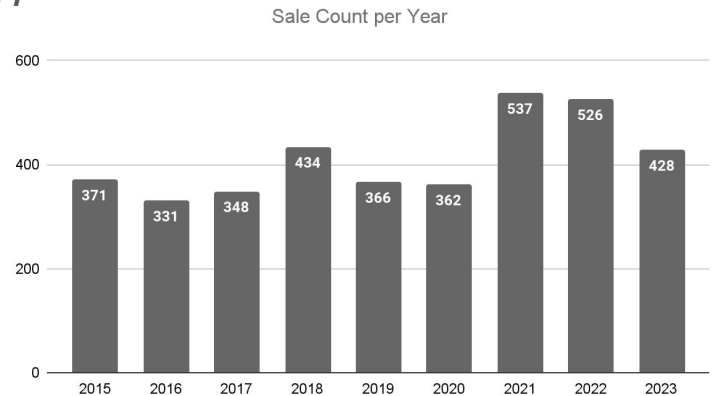
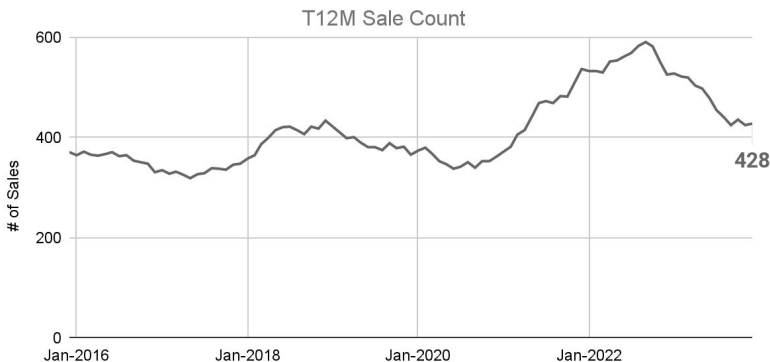
	OVERALL	Multifamily	Industrial	Retail	Office	Land
Values		10.26%	-2.35%	1.62%	-2.79%	-6.72%
Volume	11.25%	-14.47%	7.33%	2.96%	13.29%	7.17%
Velocity	0.71%	-18.37%	8.57%	-2.80%	-0.86%	4.17%

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 up 10.26%.

The trailing 12 month average price per unit was \$76.6K at the end of Dec 2023 vs. \$69.5K per unit at the end of the prior month.

Dollar Volume is down 14.47%.

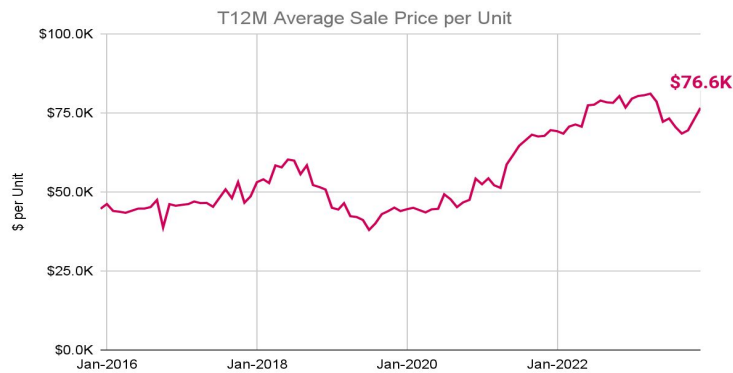
The trailing 12 month total dollar volume of sales was \$250.1M at the end of Dec 2023 vs. \$292.4M at the end of the prior month.

Deal Velocity is down 18.37%.

The trailing 12 month sale count was 40 at the end of Dec 2023 vs. 49 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:

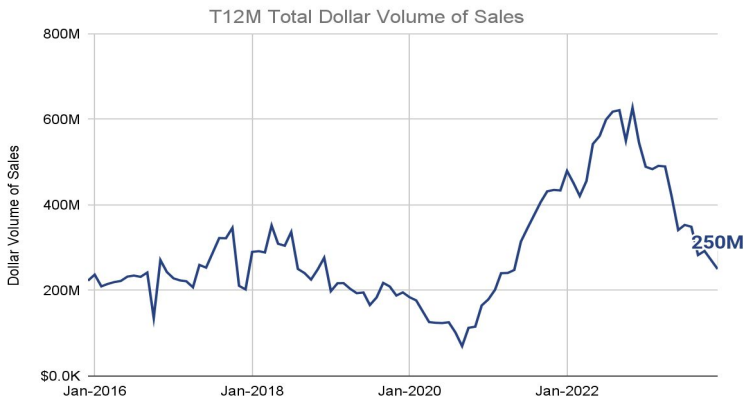


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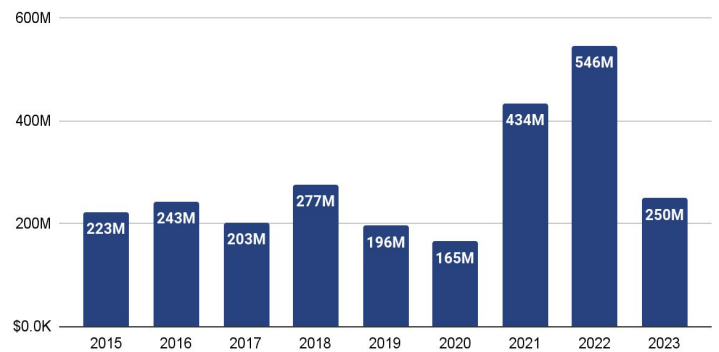


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VOLUME



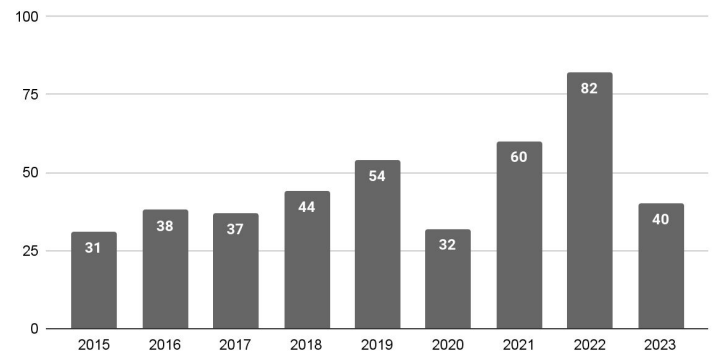
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



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INDUSTRIAL

NEAR-TERM TRENDS

Property Values are down 2.35%.

The trailing 12 month average price per SF was \$64.88 at the end of Dec 2023 vs. \$66.45 per SF at the end of the prior month.

Dollar Volume is up 7.33%.

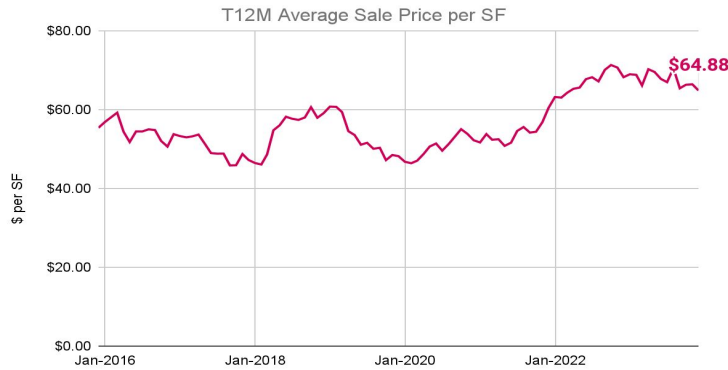
The trailing 12 month total dollar volume of sales was \$55.0M at the end of Dec 2023 vs. \$51.2M at the end of the prior month.

Deal Velocity is up 8.57%.

The trailing 12 month sale count was 76 at the end of Dec 2023 vs. 70 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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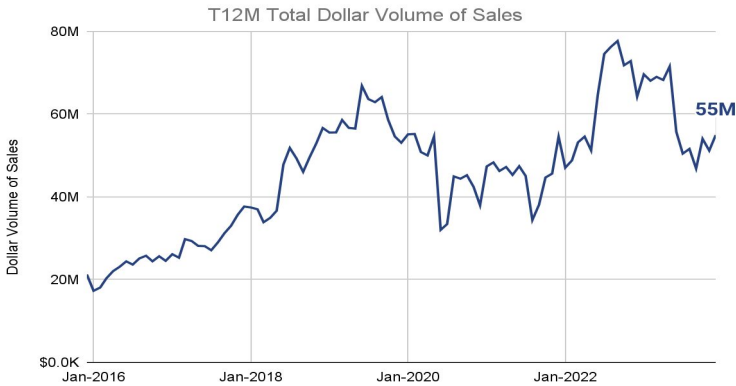


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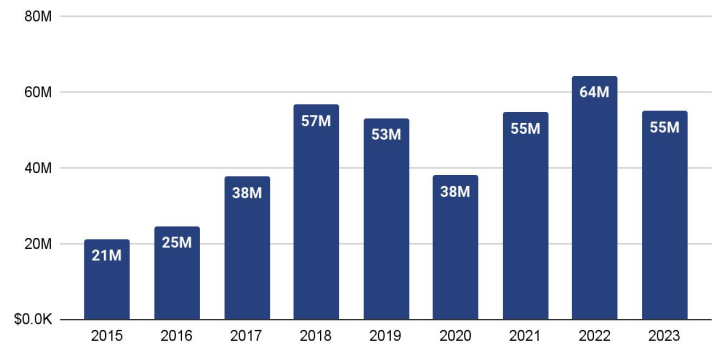


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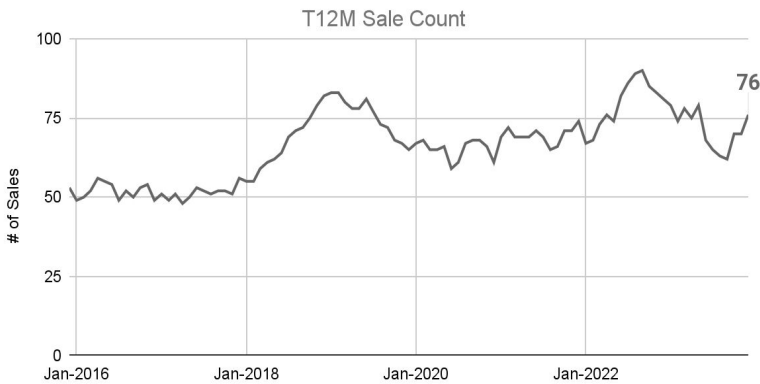
VOLUME



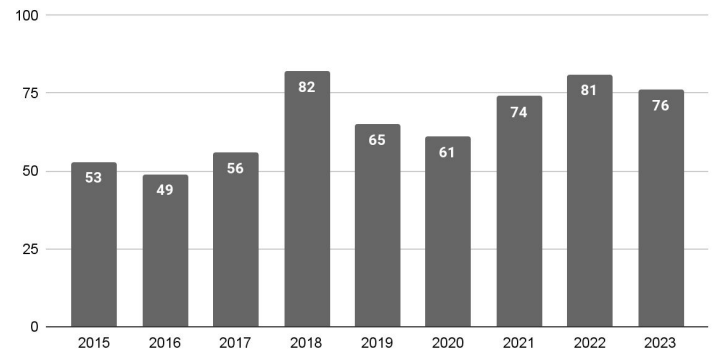
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



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RETAIL

NEAR-TERM TRENDS

Property Values are up 1.62%.

The trailing 12 month average price per SF was \$188.20 at the end of Dec 2023 vs. \$185.20 per SF at the end of the prior month.

Dollar Volume is up 2.96%.

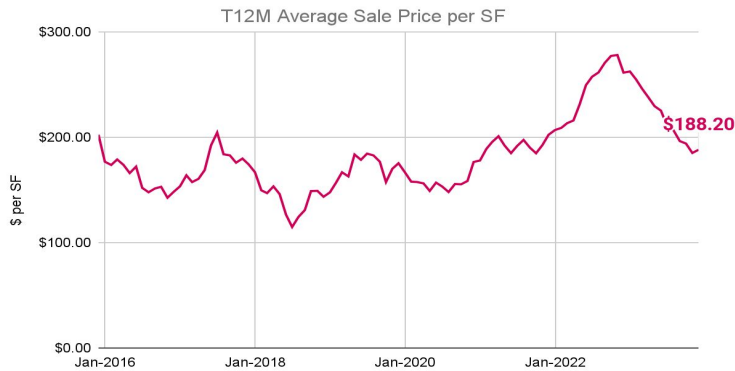
The trailing 12 month total dollar volume of sales was \$110.3M at the end of Dec 2023 vs. \$107.1M at the end of the prior month.

Deal Velocity is down 2.8%.

The trailing 12 month sale count was 104 at the end of Dec 2023 vs. 107 at the end of the prior month.

LONG-TERM TRENDS

VALUES



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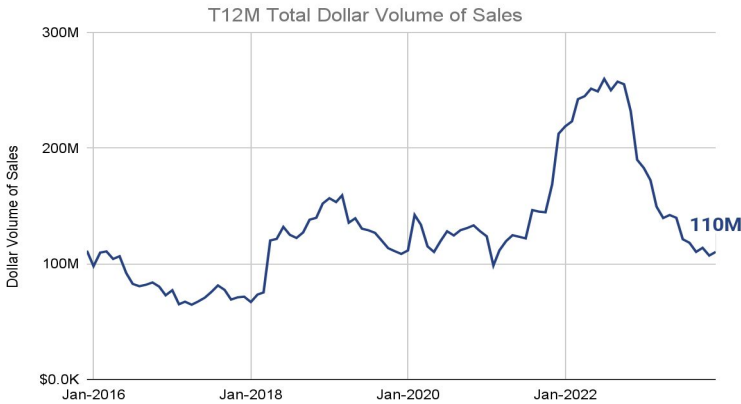


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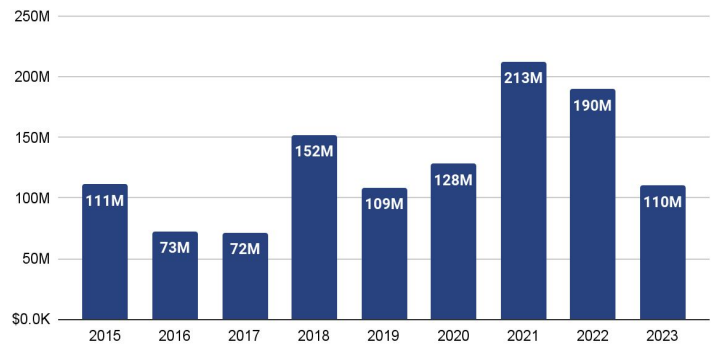


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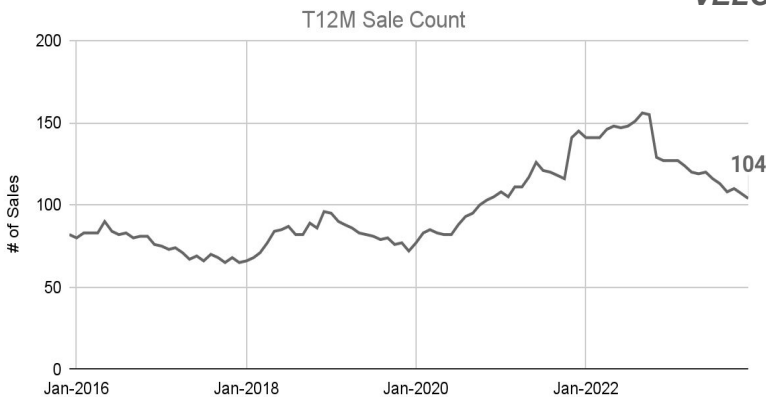
VOLUME



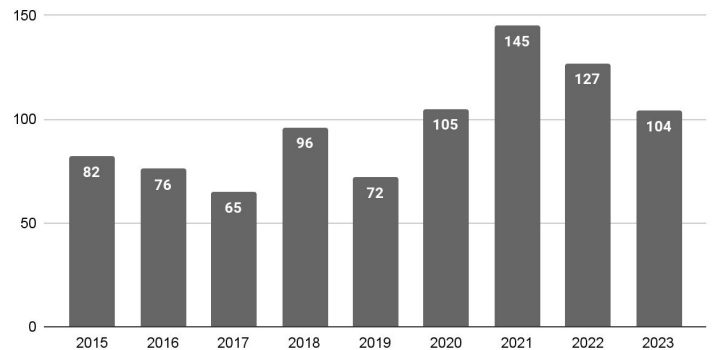
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



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OFFICE

NEAR-TERM TRENDS

Property Values are down 2.79%.

Dollar Volume is up 13.29%.

Deal Velocity is down 0.86%.

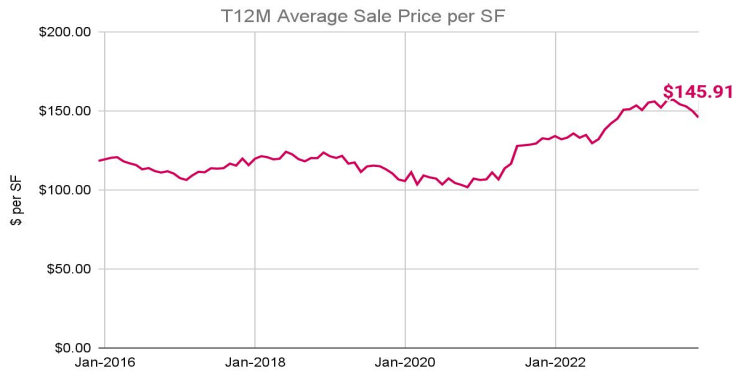
The trailing 12 month average price per SF was \$145.91 at the end of Dec 2023 vs. \$150.10 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$100.4M at the end of Dec 2023 vs. \$88.6M at the end of the prior month.

The trailing 12 month sale count was 115 at the end of Dec 2023 vs. 116 at the end of the prior month.

LONG-TERM TRENDS

VALUES



THE SPECIALISTS:



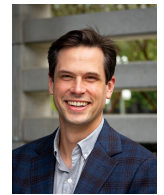
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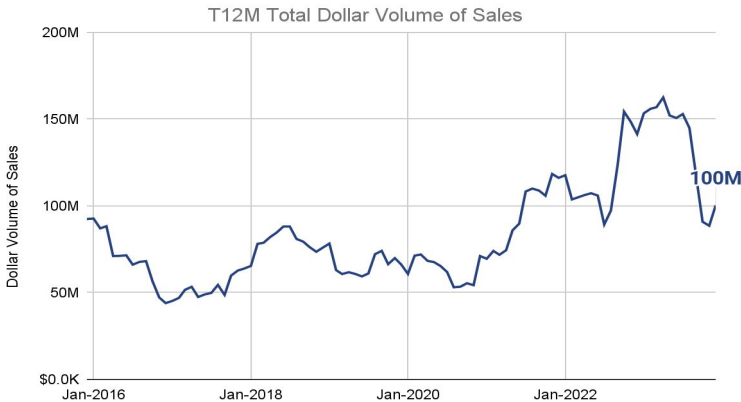


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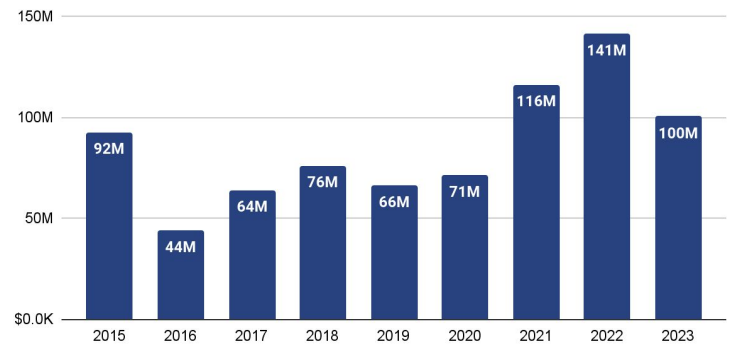


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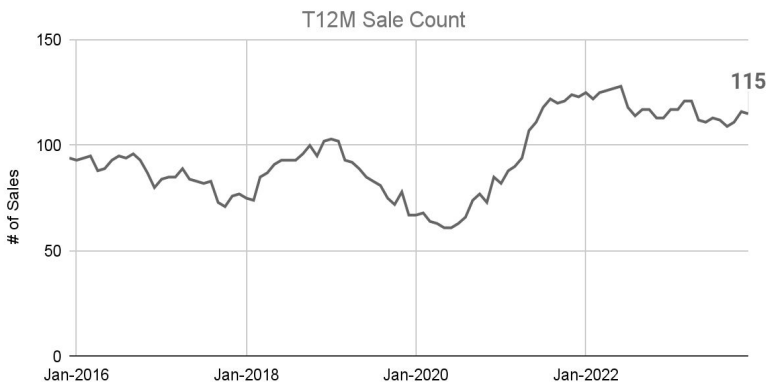
VOLUME



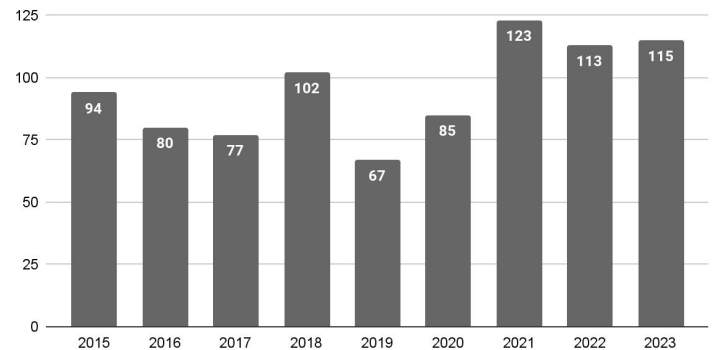
Total Dollar Volume of Sales per Year



VELOCITY



Sale Count per Year



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LAND

NEAR-TERM TRENDS

Property Values are down 6.72%.

Dollar Volume is up 7.17%.

Deal Velocity is up 4.17%.

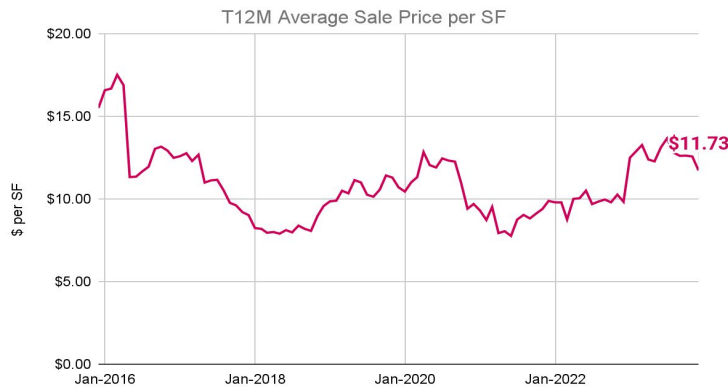
The trailing 12 month average price per SF was \$11.73 at the end of Dec 2023 vs. \$12.58 per SF at the end of the prior month.

The trailing 12 month total dollar volume of sales was \$68.9M at the end of Dec 2023 vs. \$64.3M at the end of the prior month.

The trailing 12 month sale count was 75 at the end of Dec 2023 vs. 72 at the end of the prior month.

LONG-TERM TRENDS

VALUES

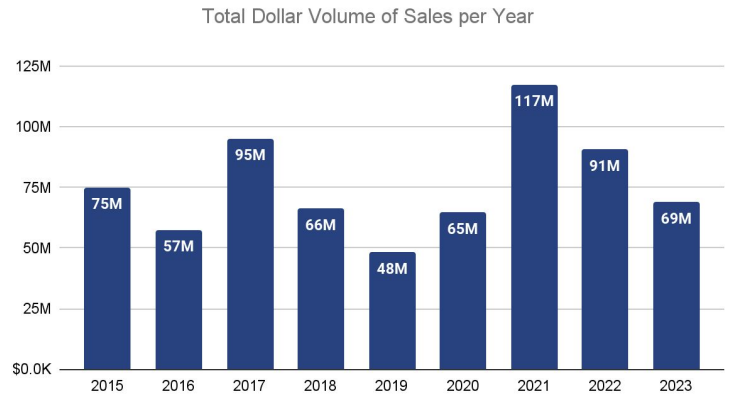
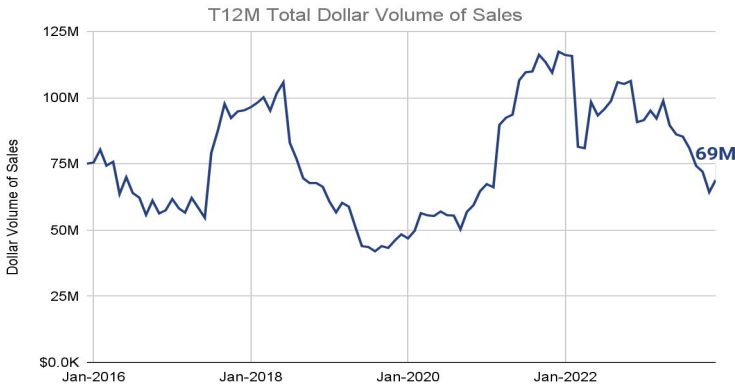


THE SPECIALISTS:

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

