

Local Market Update for February 2025

A Research Tool Provided by the Greater Baton Rouge Association of REALTORS®



THE GREATER BATON ROUGE
ASSOCIATION OF REALTORS®

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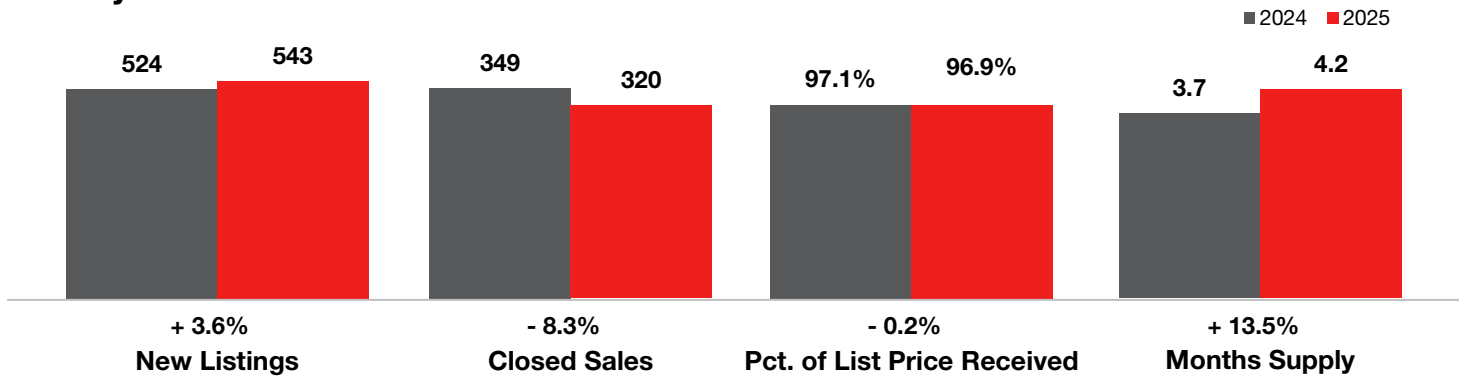


East Baton Rouge Parish

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	524	543	+ 3.6%	1,015	1,022	+ 0.7%
Pending Sales	414	431	+ 4.1%	824	781	- 5.2%
Closed Sales	349	320	- 8.3%	607	600	- 1.2%
Median Sales Price*	\$265,000	\$260,688	- 1.6%	\$262,000	\$268,900	+ 2.6%
Percent of List Price Received*	97.1%	96.9%	- 0.2%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	75	91	+ 21.3%	74	84	+ 13.5%
Inventory of Homes for Sale	1,492	1,654	+ 10.9%	--	--	--
Months Supply of Inventory	3.7	4.2	+ 13.5%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

February



Historical Median Sales Price Rolling 12-Month Calculation

All MLS —
East Baton Rouge Parish —

