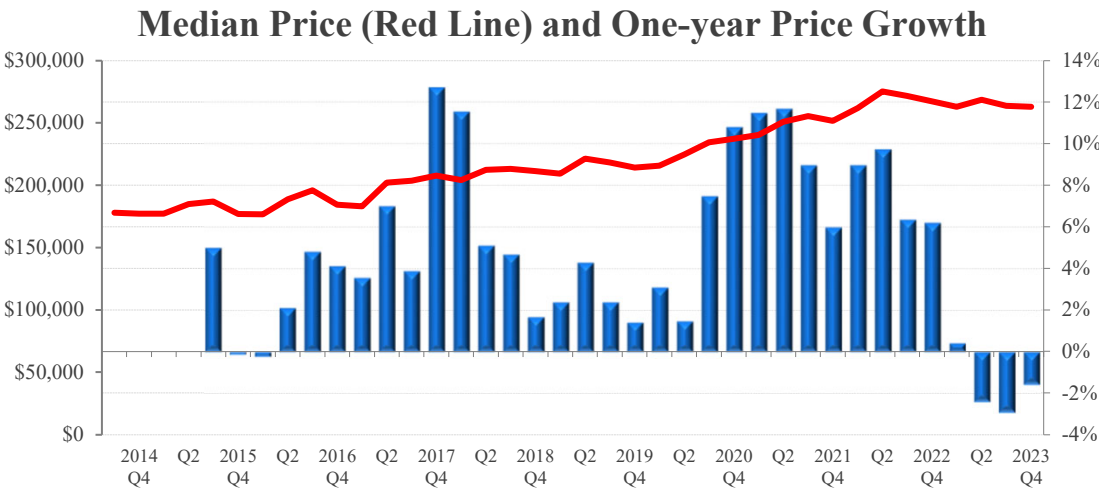


**Baton Rouge Area**  
**Local Market Report, Fourth Quarter 2023**

**Today's Market...**



Local Price Trends			
Price Activity	Baton Rouge	U.S.	Local Trend
Current Median Home Price (2023 Q4)	\$262,900	\$387,300	Prices are still down from a year ago, but the trend is improving
1-year (4-quarter) Appreciation (2023 Q4)	-1.6%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	10.8%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$25,600	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$78,600	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$85,700	\$179,667	
*Note: Equity gain reflects price appreciation only			

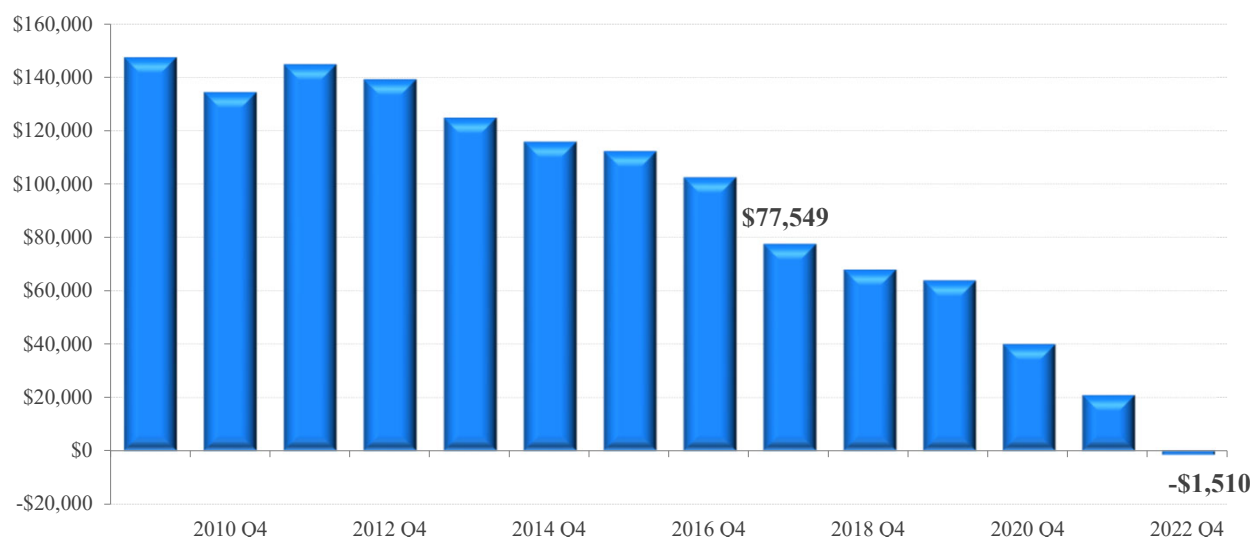
	Baton Rouge	U.S.	
Conforming Loan Limit**	\$766,550	\$1,149,825	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$498,257	\$1,149,825	
Local Median to Conforming Limit Ratio	34%	not comparable	
Note: limits are current and include the changes made on January 1st 2024.			

**Local NAR Leadership**

The Baton Rouge market is part of region 10 in the NAR governance system, which includes all of Louisiana and Texas. The 2024 NAR Regional Vice President representing region 10 is Marvin Jolly.

## Benefits of Ownership: Total Equity Appreciation

**Total Equity Accrued to Owner by Year and Quarter of Purchase**



**Total Equity Gained\*\* through 2023 Q4 from quarter in which home was of purchased**

Price Activity	BatonRouge	U.S.	Local Trend
1-year (4-quarter)	<b>\$1,510</b>	\$18,387	Price trends in the last three years have undercut the steady post-recession home equity growth despite owners paying down principle
3-year (12-quarter)*	\$39,989	\$95,158	
5-year (20-quarter)*	\$68,044	\$151,356	
7-year (28 quarters)*	\$102,561	\$183,780	
9-year (36 quarters)*	\$115,919	\$215,076	

\*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

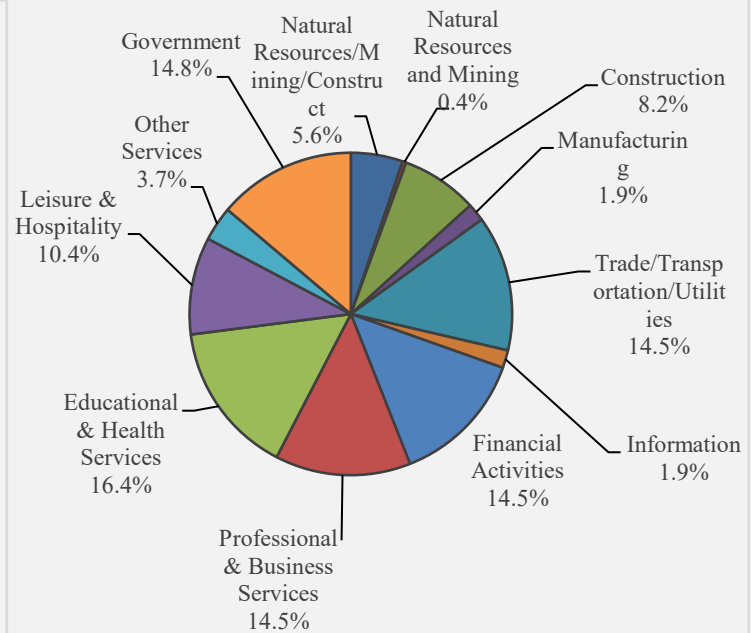
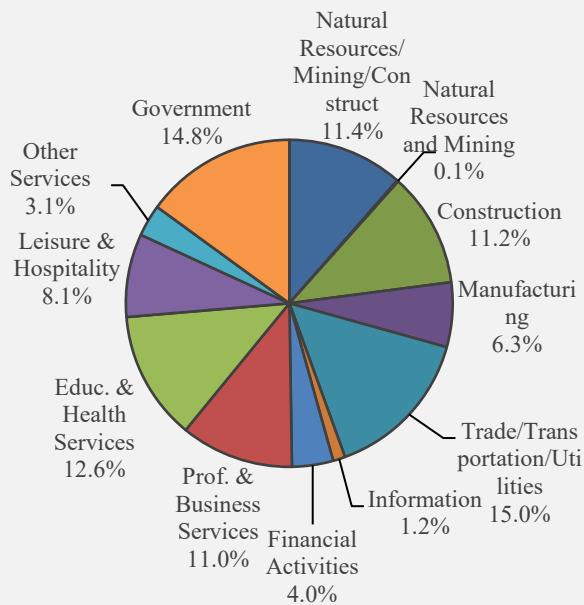
# Drivers of Local Supply and Demand...

Local Economic Outlook	Baton Rouge	U.S.	
12-month Job Change (Dec)	11,700	Not Comparable	Employment growth has eased, but remains positive
12-month Job Change (Nov)	14,000	Not Comparable	
36-month Job Change (Dec)	36,900	Not Comparable	Unemployment has risen since the same period last year, but Baton Rouge's labor market has been more resilient than the national average
Current Unemployment Rate (Dec)	3.3%	3.7%	
Year-ago Unemployment Rate	2.8%	3.5%	Local employment growth is strong compared to other markets
1-year (12 month) Job Growth Rate	2.8%	2.3%	

## Share of Total Employment by Industry

**Baton Rouge Area**

**U.S.**



### 12-month Employment Change by Industry (Dec - 2023)

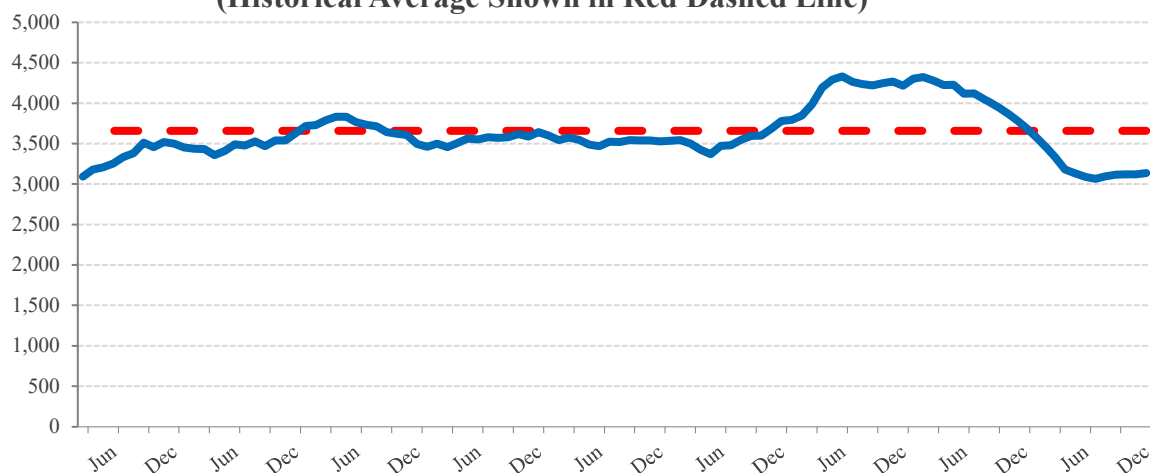
Goods Producing	NA	Information	0
Natural Resources/Mining/Construction	9,400	Financial Activities	600
Natural Resources and Mining	0	Prof. & Business Services	900
Construction	9,400	Educ. & Health Services	2,700
Manufacturing	1,100	Leisure & Hospitality	500
Service Providing Excluding Government	NA	Other Services	200
Trade/Transportation/Utilities	-100	Government	-1,300

State Economic Activity Index	Louisiana	U.S.	
12-month change (2023 - Dec)	1.5%	3.0%	Louisiana's economy is growing, but decelerated from last month's 1.85% change and lags the rest of the nation
36-month change (2023 - Dec)	10.2%	14.3%	

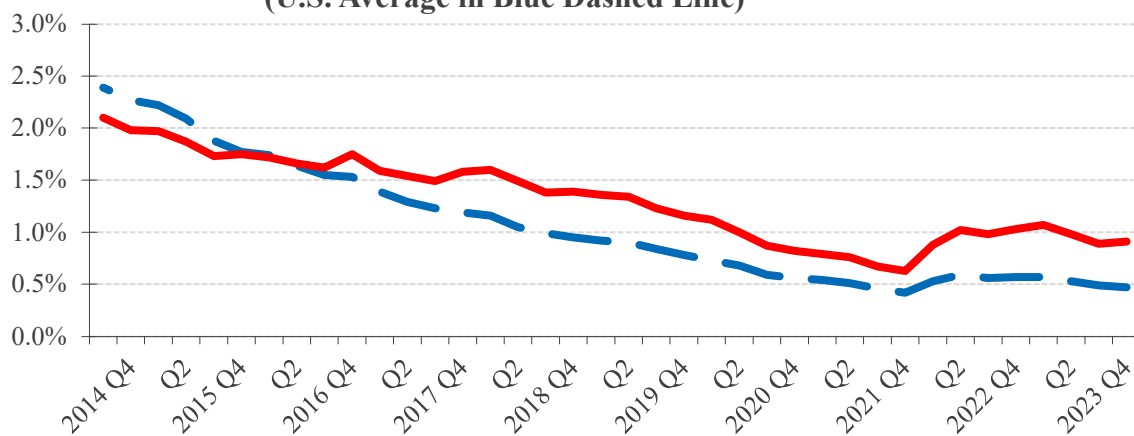
## New Housing Construction

Local Fundamentals	Baton Rouge	U.S.	
12-month Sum of 1-unit Building Permits through Dec	3,136	not comparable	The current level of construction is 14.3% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	3,658	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	-15.5%	-6.1%	Construction is down from last year, but appears to have bottomed.

**Construction: 12-month Sum of Local Housing Permits**  
(Historical Average Shown in Red Dashed Line)

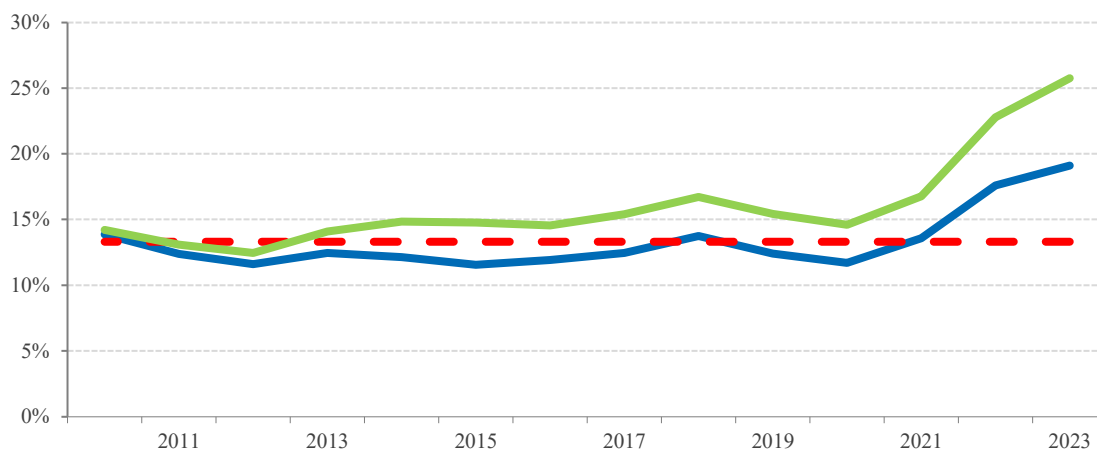


**State Total Foreclosure Rate vs. U.S. Average**  
(U.S. Average in Blue Dashed Line)



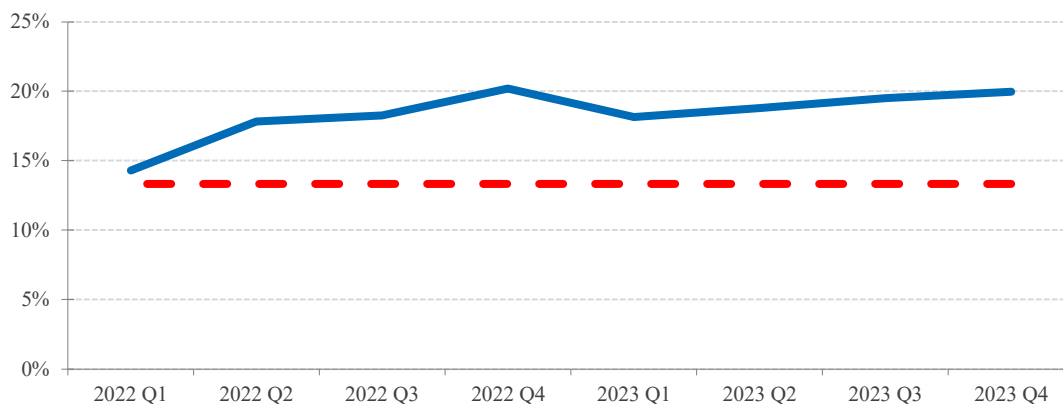
# Affordability

**Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income**  
(Local Historical Average Shown in Red, U.S. Average in Green)

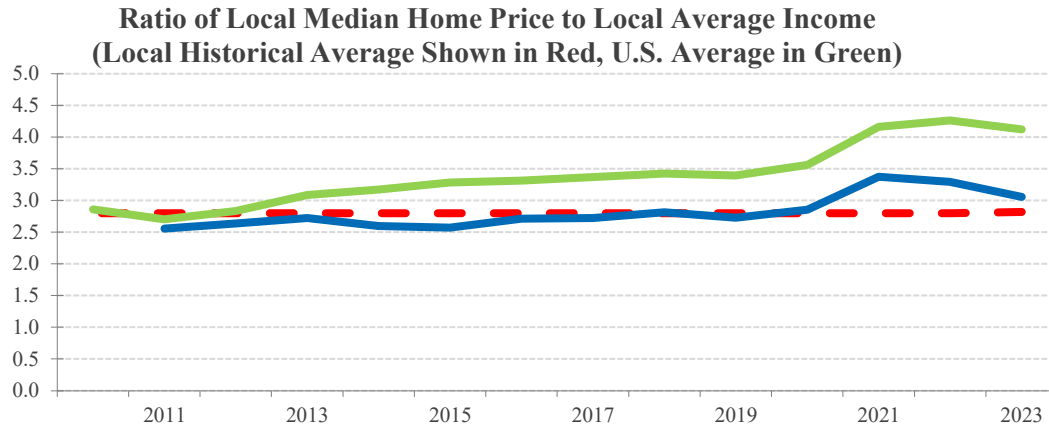


Monthly Mortgage Payment to Income	Baton Rouge	U.S.	
Ratio for 2023	19.1%	25.8%	Weak by local standards and could weigh on demand
Ratio for 2023 Q4	20.0%	25.5%	
Historical Average	13.3%	17.0%	More affordable than most markets

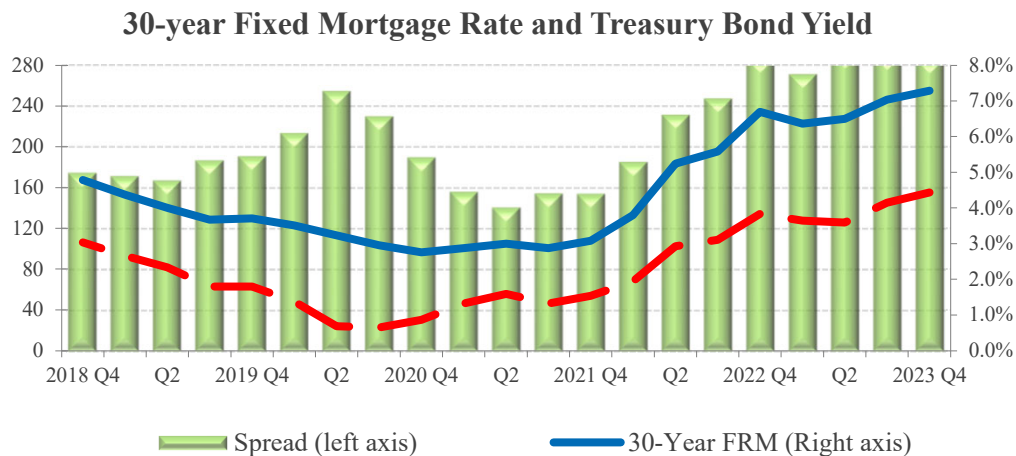
**Recent Trend - Local Mortgage Servicing Cost to Income**  
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Baton Rouge	U.S.	
Ratio for 2023	3.1	4.1	The price-to-income ratio eased, but could be better
Ratio for 2023 Q4	3.0	3.9	
Historical Average	2.8	3.4	Affordable compared to most markets



## The Mortgage Market



Throughout much of the final quarter of the year, mortgage rates remained elevated near 7.5 percent. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.3 percent in the fourth quarter of 2023 from 6.7 percent the previous year. Nevertheless, rates fell below 7 percent at the end of year as the Federal Reserve continued to halt its interest rates hikes. With lower interest rates on the horizon, mortgage rates are expected to continue their downward trend in 2024, thereby enhancing affordability for potential homebuyers.

NAR forecasts the 30-year fixed mortgage rate to average 6.8 percent in the first quarter of 2024, with a further decline expected to bring them below 6.6% by the end of the first half.

## Geographic Coverage for this Report

The Baton Rouge area referred to in this report covers the geographic area of the Baton Rouge metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Ascension Parish, East Baton Rouge Parish, East Feliciana Parish, Iberville Parish, Livingston Parish, Pointe Coupee Parish, St. Helena Parish, West Baton Rouge Parish, and West Feliciana Parish

More information on the OMB's geographic definitions can be found at [https://obamawhitehouse.archives.gov/omb/bulletins\\_default/](https://obamawhitehouse.archives.gov/omb/bulletins_default/)

