



SELECT MARKET

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BATON ROUGE

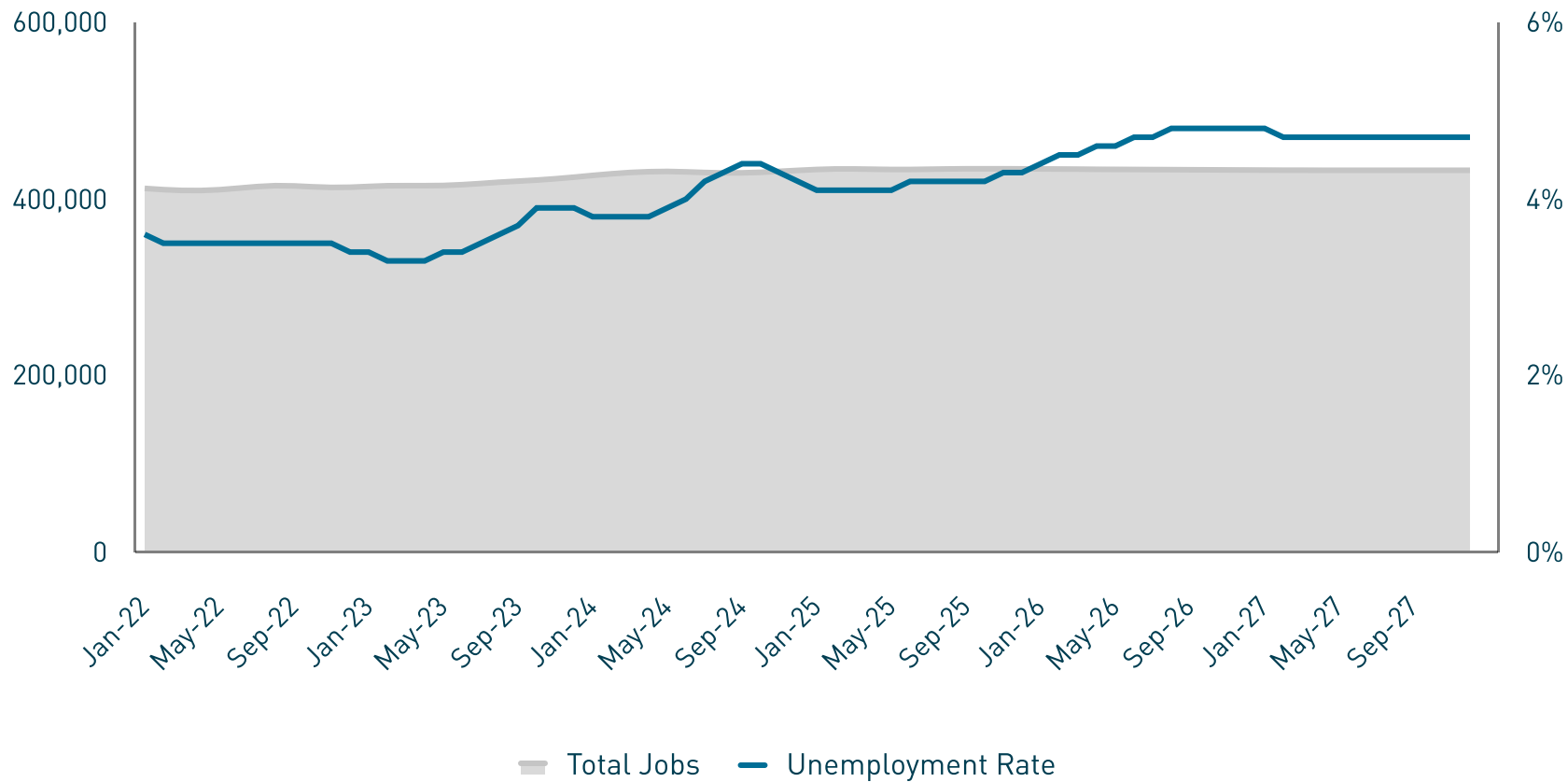
MULTIFAMILY MARKET REPORT | MID-YEAR
2025



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Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS
2,700



0.6% YOY

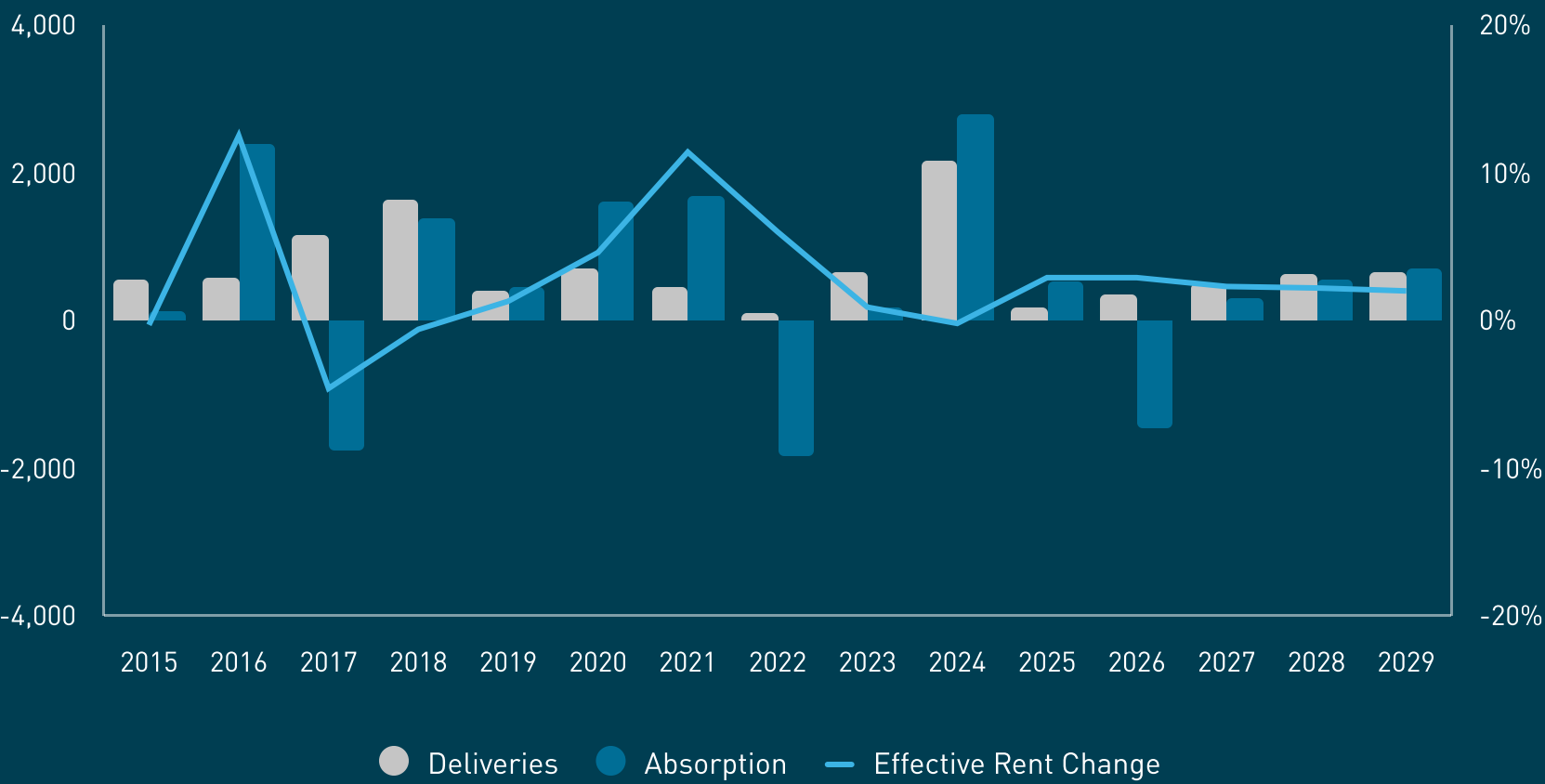
Unemployment

JUNE 2025
4.2%



10 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
116 UNITS

ABSORPTION
630 UNITS



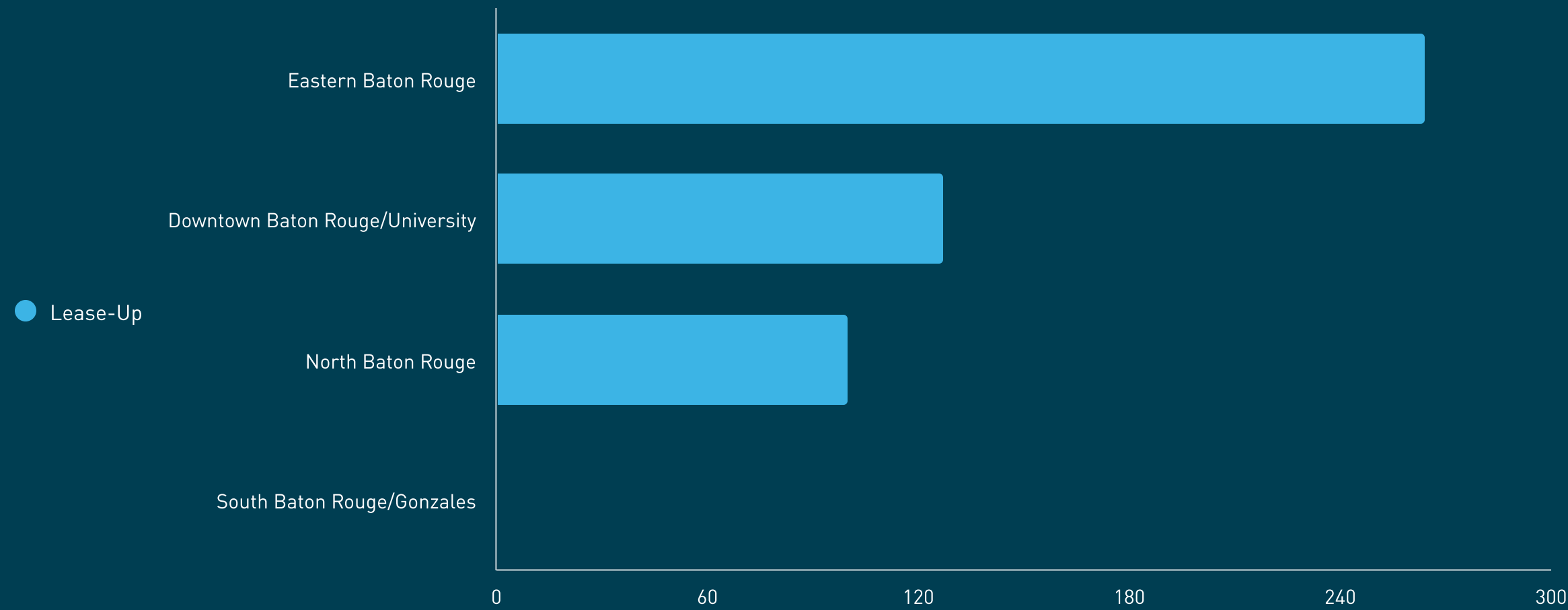
2025 Total*

DELIVERIES
166 UNITS

ABSORPTION
520 UNITS

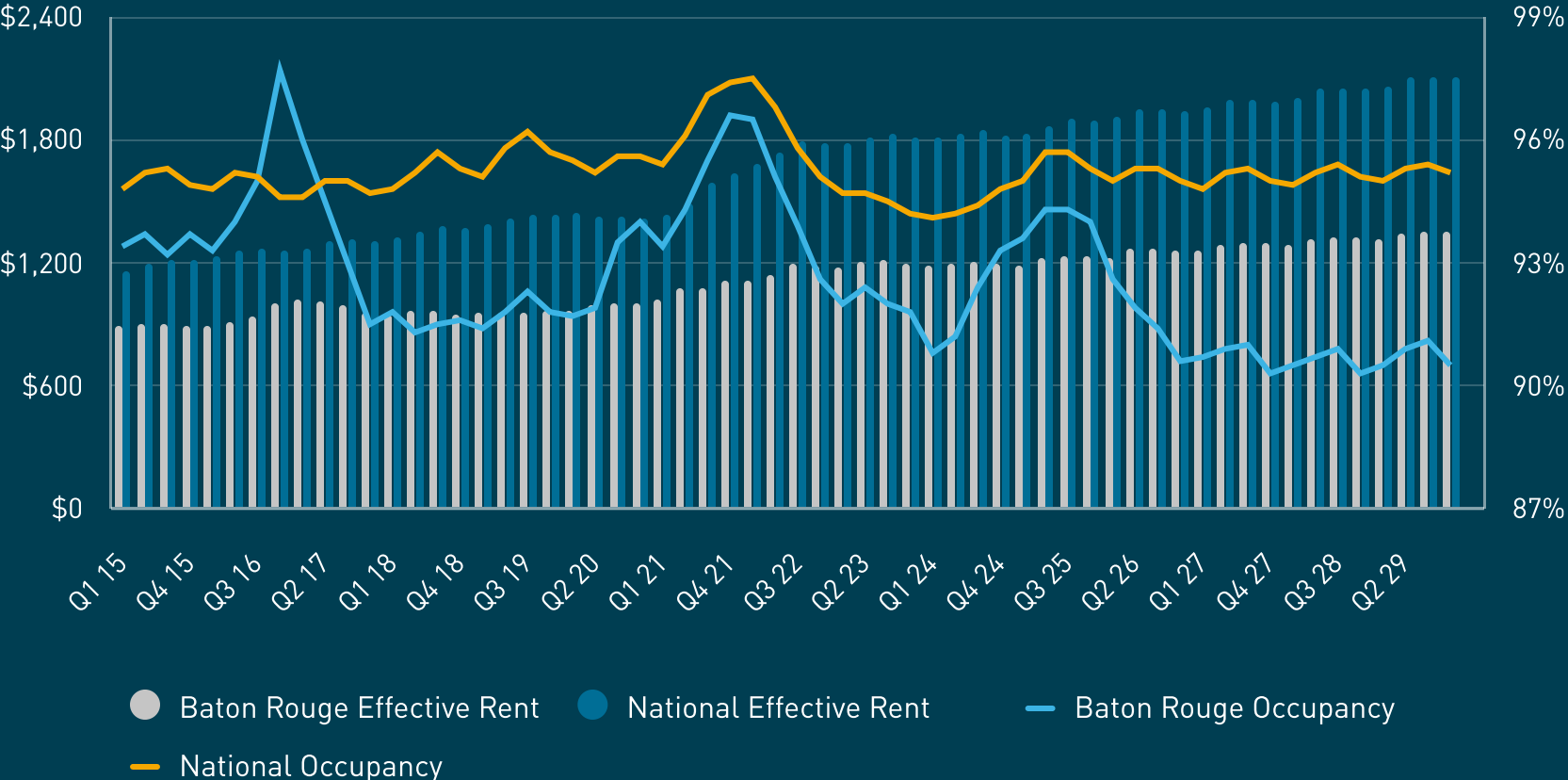
*Projected

Submarket Pipelines



Source: RealPage

Baton Rouge vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,226



2.9% YOY

Occupancy

Q2 2025
94.3%



310 BPS YOY

Source: RealPage

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Downtown Baton Rouge/University	93.8%	380	\$1,266	10.7%
Eastern Baton Rouge	94.8%	250	\$1,159	1.5%
North Baton Rouge	92.5%	330	\$1,003	-3.7%
South Baton Rouge/Gonzales	94.9%	330	\$1,353	2.0%

Source: RealPage



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