

Stapleton

Community · AL · Alabama · Baldwin County

SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

-60.6%

1-YR CHANGE

39

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100

Buyer's market

Balanced

Seller's market

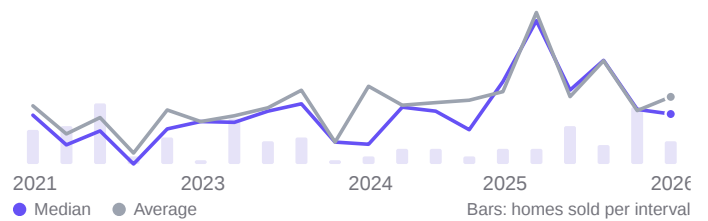
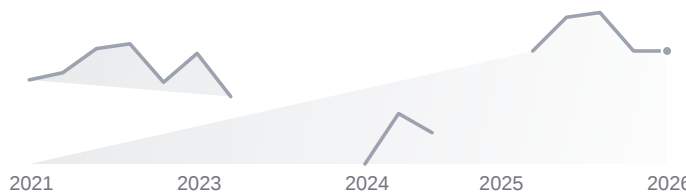
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$252K · Average \$315K

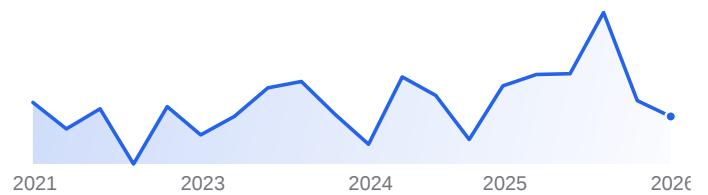
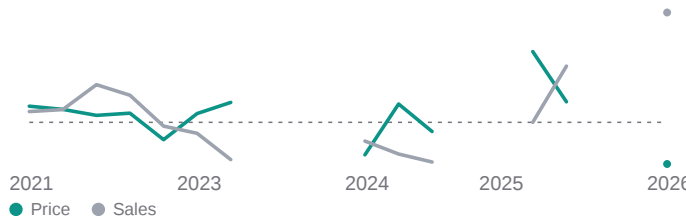


Growth (year over year)

Price -60.6% · Sales +160.0%

Price per square foot

\$124/ft²

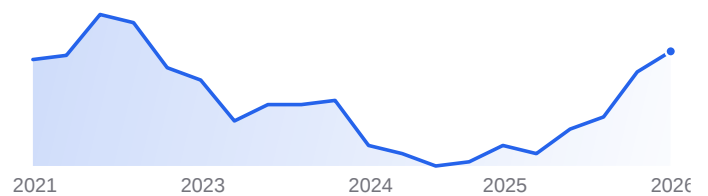


Sale premium vs estimated value

-38.9%

Annual turnover (share of homes sold)

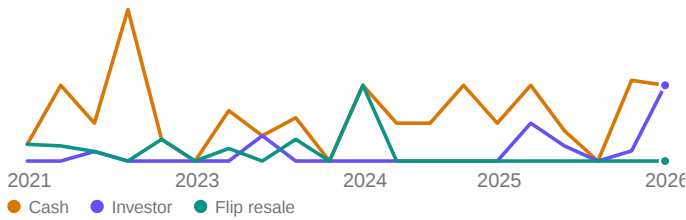
4.9%



BUYERS & OUTCOMES

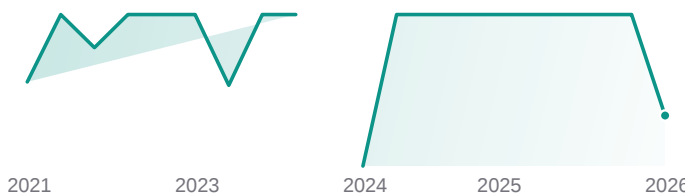
Buyer mix

Cash 50% · Investor 50% · Flip resale 0%



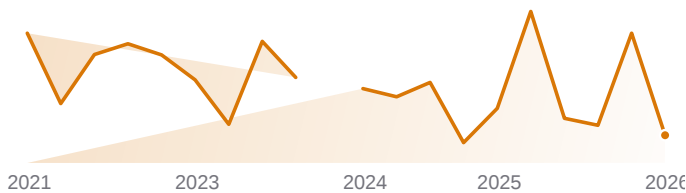
Sellers who sold at a gain

67%

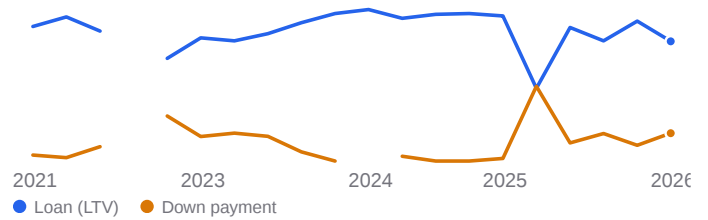


Median annualized return at resale

+3.3%

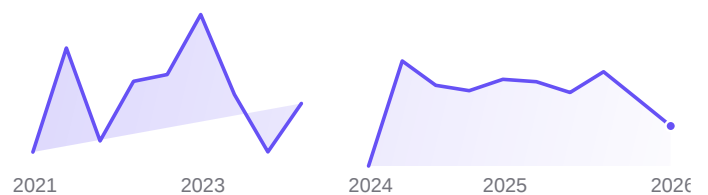


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



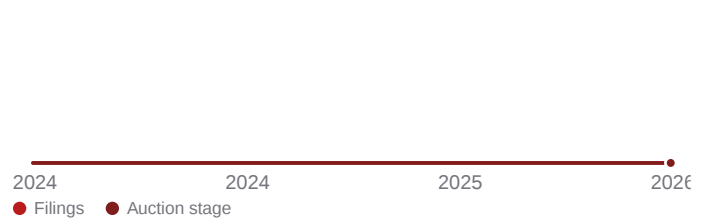
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	791
Median value (AVM)	\$352K
Median size	1,690 ft²
Median bedrooms	3
Median year built	1998
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.1%
Owner occupied	89%
Company owned	5.7%
Median loan-to-value	42%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	2,525
Density	231 / mi²
Median household income	\$63K
Average household income	\$90K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	27
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	8.9%
Unemployment	0.9%
Average temp	67°F
Annual precip	67 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.