

Forestdale

Community · AL · Alabama · Jefferson County

\$10K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$56K

MEDIAN VALUE (AVM)

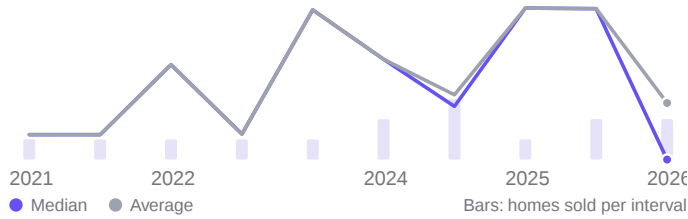
MARKET TRENDS (5 YEARS)

Sale prices

Median \$10K · Average \$44K

Growth (year over year)

Price +11.7% · Sales +66.7%

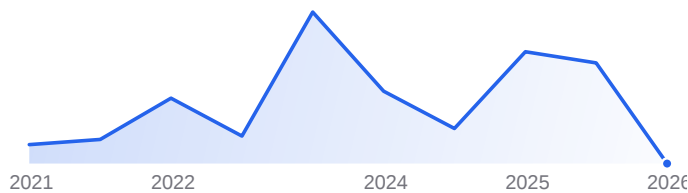


Price per square foot

\$15/ft²

Sale premium vs estimated value

-52.8%



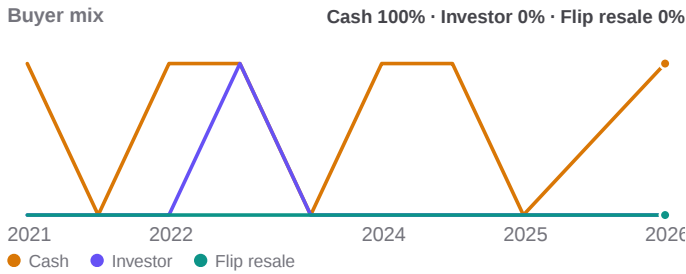
Annual turnover (share of homes sold)

4.1%



BUYERS & OUTCOMES

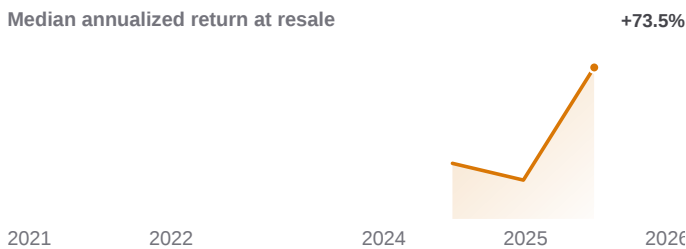
Buyer mix



Sellers who sold at a gain



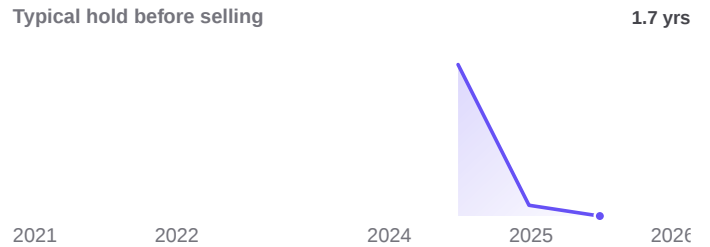
Median annualized return at resale



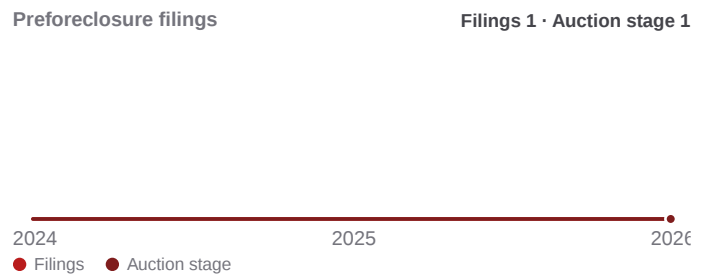
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	97
Median value (AVM)	\$56K
Median size	1,073 ft²
Median bedrooms	3
Median year built	1950
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.8%
Owner occupied	73%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	10,219
Density	1,515 / mi²
Median household income	\$71K
Average household income	\$85K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	78
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	15.5%
Unemployment	0.8%
Average temp	62°F
Annual precip	57 in
Sunshine	58%

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