

Calhoun County, AL

County · AL · Alabama

BALANCED MARKET

\$159K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

1,498

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



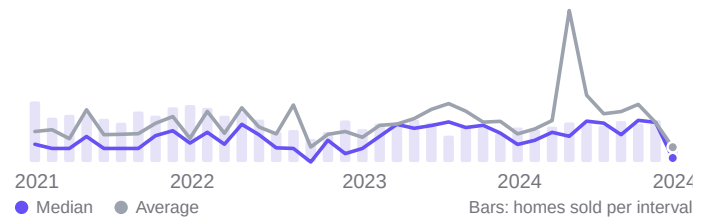
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$128K · Average \$141K

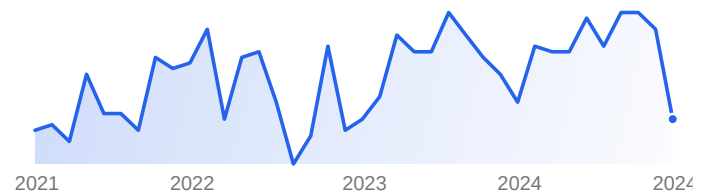
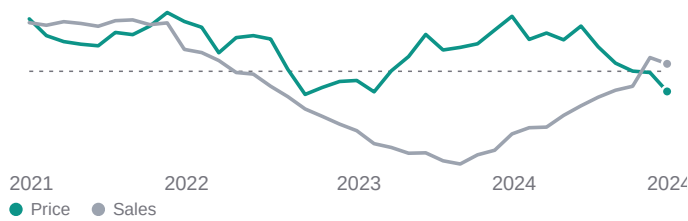


Growth (year over year)

Price -6.3% · Sales +2.3%

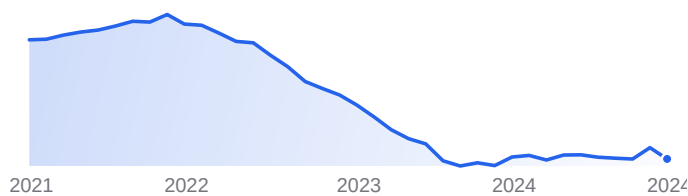
Price per square foot

\$86/ft²



Annual turnover (share of homes sold)

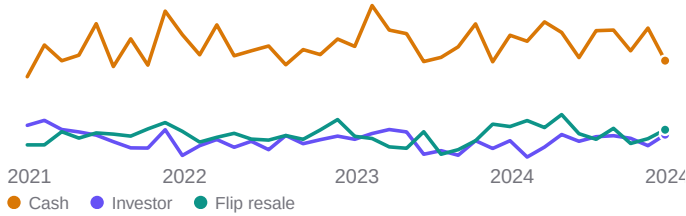
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 9.9% · Flip resale 11%



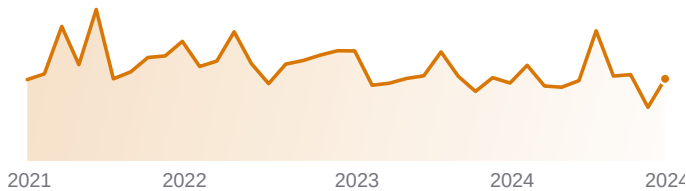
Sellers who sold at a gain

79%

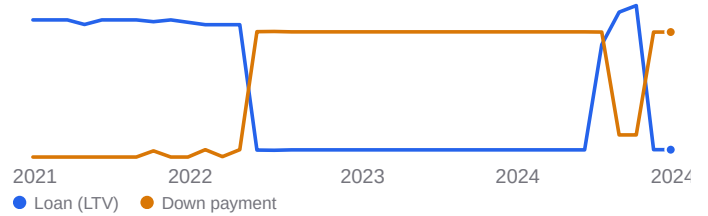


Median annualized return at resale

+8.6%

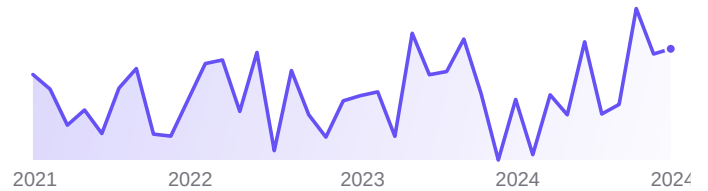


Financing (share of purchase price) Loan (LTV) 10.0% · Down payment 90%



Typical hold before selling

3.2 yrs



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	40,691
Median value (AVM)	\$172K
Median size	1,566 ft²
Median bedrooms	3
Median year built	1973
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	8.9%
Median loan-to-value	3%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	117,191
Density	193 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	73
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	17.8%
Unemployment	0.9%
Average temp	61°F
Annual precip	54 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through October 2024. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.