

Madison County, AL

County · AL · Alabama

BALANCED MARKET

\$314K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

7,183

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



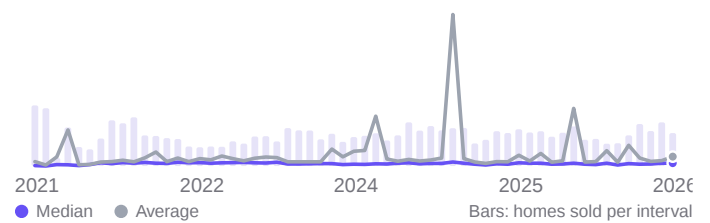
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$320K · Average \$449K

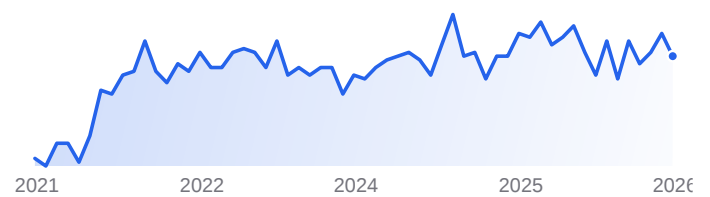
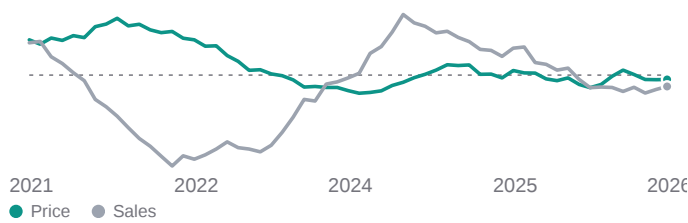


Growth (year over year)

Price -2.2% · Sales -5.8%

Price per square foot

\$180/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

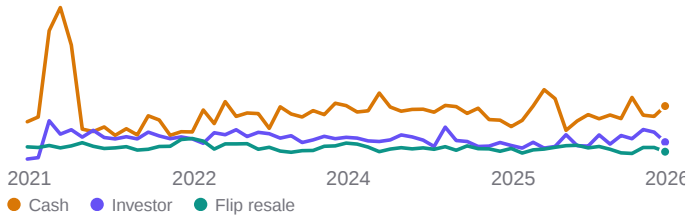
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 13% · Flip resale 6.7%



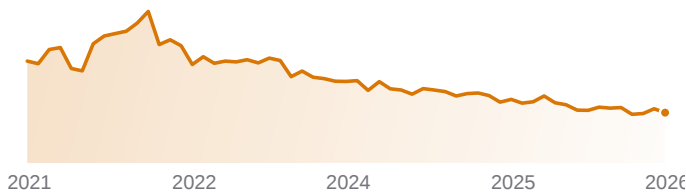
Sellers who sold at a gain

89%

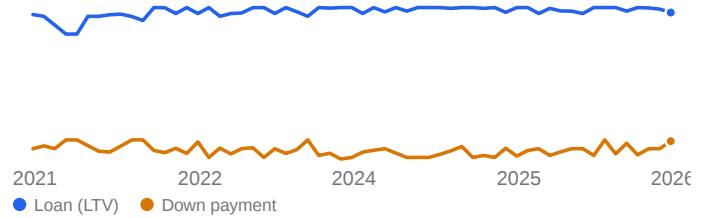


Median annualized return at resale

+5.4%

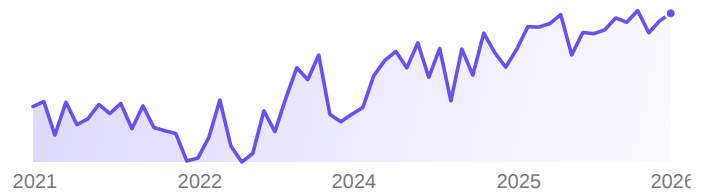


Financing (share of purchase price) Loan (LTV) 92% · Down payment 19%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 24 · Auction stage 24



HOUSING STOCK

Homes	145,433
Median value (AVM)	\$309K
Median size	1,692 ft²
Median bedrooms	2
Median year built	1994
Single family	93%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	82%
Company owned	11%
Median loan-to-value	47%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	427,394
Density	533 / mi²
Median household income	\$82K
Average household income	\$111K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	64
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	9.2%
Unemployment	0.8%
Average temp	60°F
Annual precip	57 in
Sunshine	58%

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