

Morgan County, AL

County · AL · Alabama

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

1,753

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



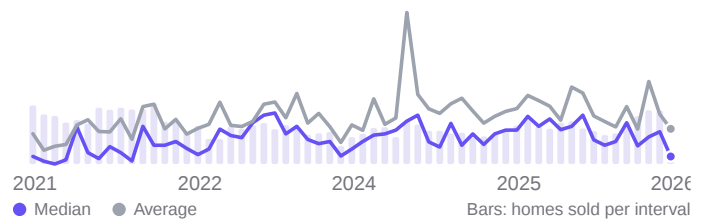
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$185K · Average \$222K

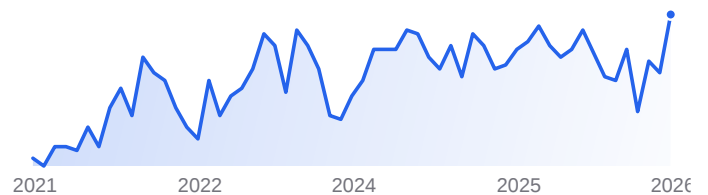
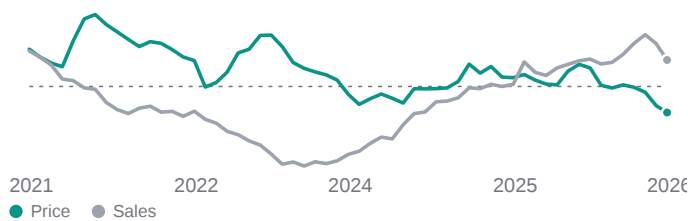


Growth (year over year)

Price -10.2% · Sales +10.3%

Price per square foot

\$151/ft²

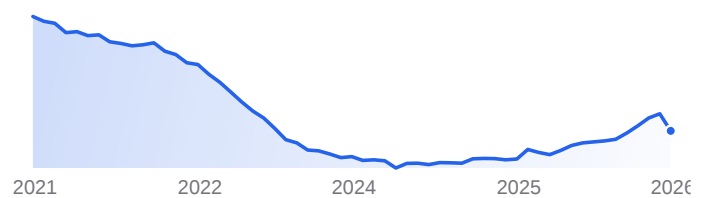
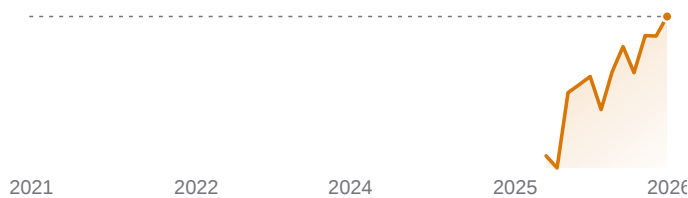


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

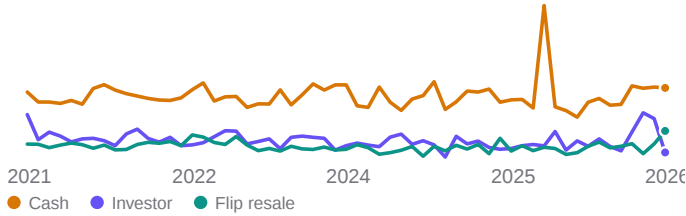
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 5.9% · Flip resale 18%



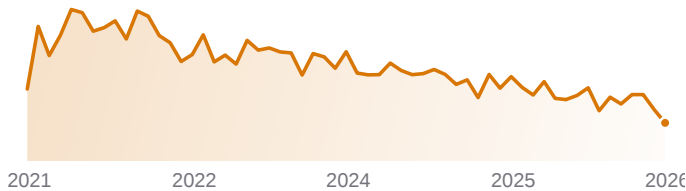
Sellers who sold at a gain

91%



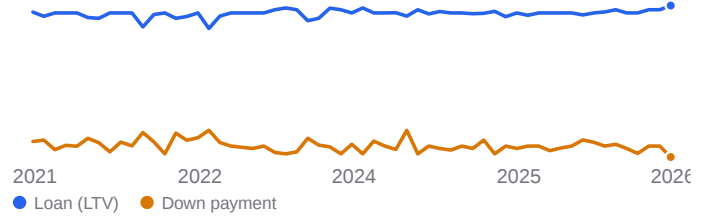
Median annualized return at resale

+3.7%



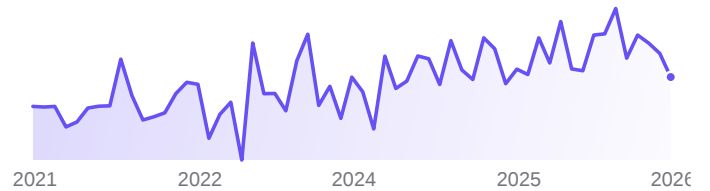
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.0%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 18 · Auction stage 18



HOUSING STOCK

Homes	41,464
Median value (AVM)	\$225K
Median size	1,602 ft²
Median bedrooms	3
Median year built	1980
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.4%
Owner occupied	83%
Company owned	9.3%
Median loan-to-value	46%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	126,808
Density	219 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	60
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	11.2%
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.