

Tuscaloosa County, AL

County · AL · Alabama

SELLER'S MARKET

\$254K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

3,437

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



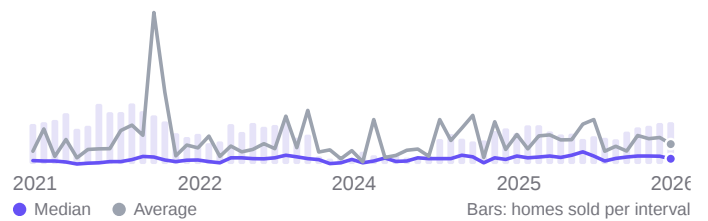
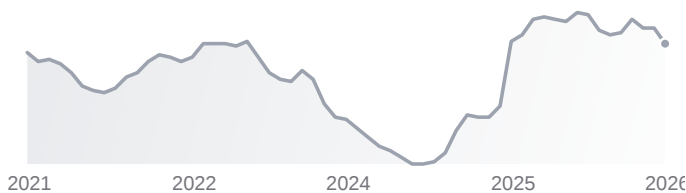
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$244K · Average \$332K

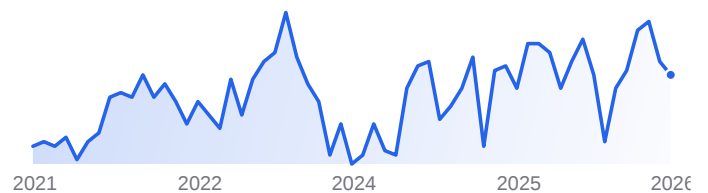
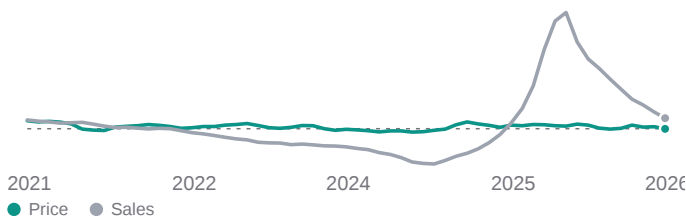


Growth (year over year)

Price -0.3% · Sales +21.4%

Price per square foot

\$153/ft²

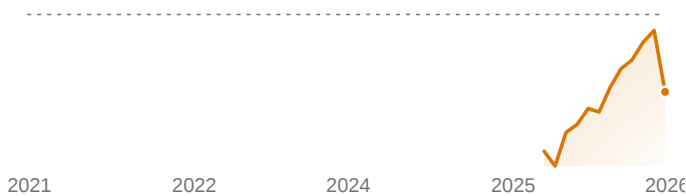


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

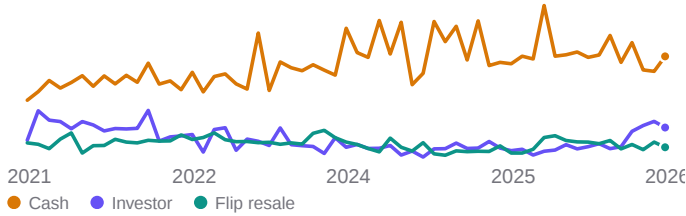
5.3%



BUYERS & OUTCOMES

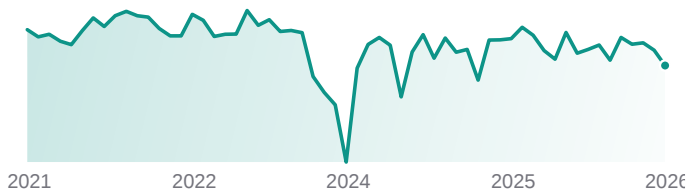
Buyer mix

Cash 48% · Investor 16% · Flip resale 7.0%



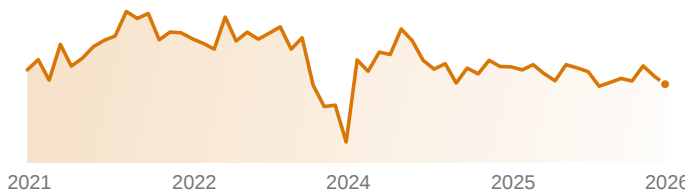
Sellers who sold at a gain

79%

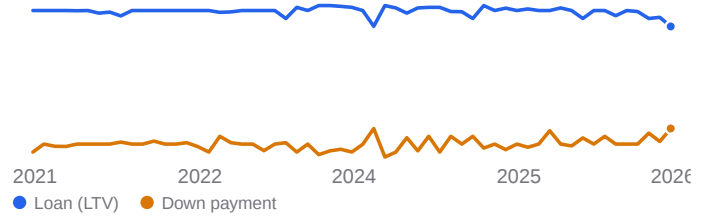


Median annualized return at resale

+4.0%

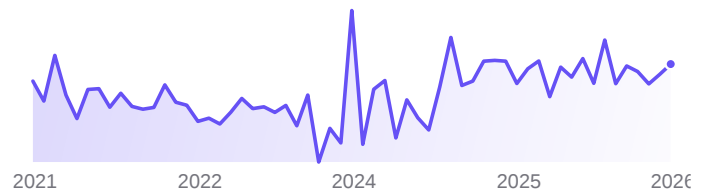


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



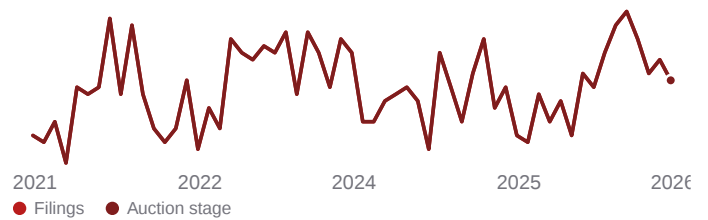
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 19 · Auction stage 19



HOUSING STOCK

Homes	64,924
Median value (AVM)	\$277K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1990
Single family	73%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	14%
Median loan-to-value	45%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	241,748
Density	183 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	55
Homes occupied	90%
Bachelor's or higher	18%
Poverty rate	16.0%
Unemployment	0.9%
Average temp	63°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.