

Eclectic

City · AL · Alabama · Elmore County

SELLER'S MARKET

\$486K

MEDIAN SALE PRICE

+49.0%

1-YR CHANGE

111

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

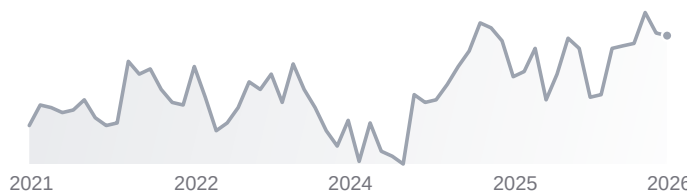
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

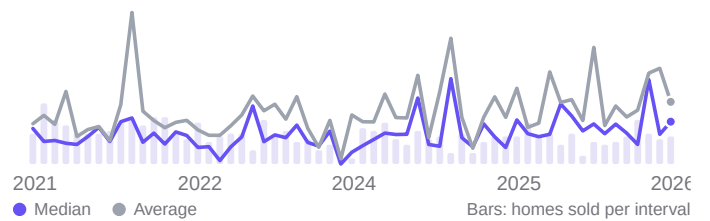
Market temperature (0–100)

67 / 100



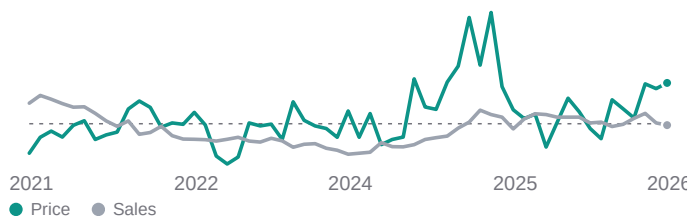
Sale prices

Median \$400K · Average \$573K



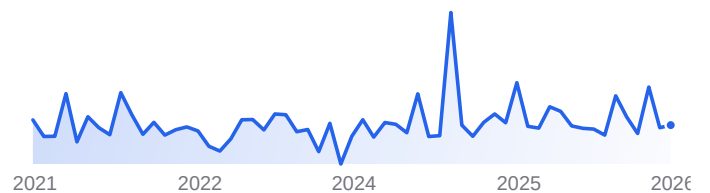
Growth (year over year)

Price +49.0% · Sales -1.8%



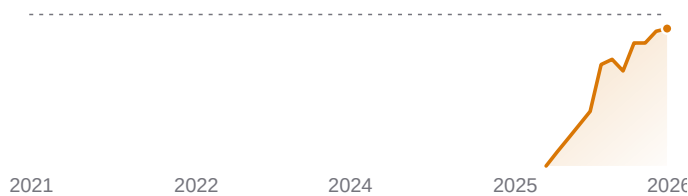
Price per square foot

\$168/ft²



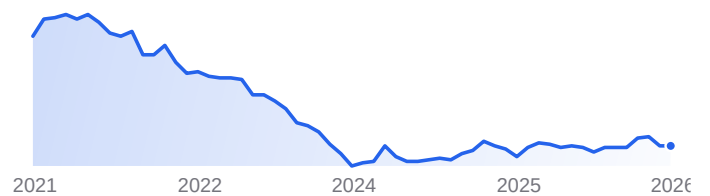
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

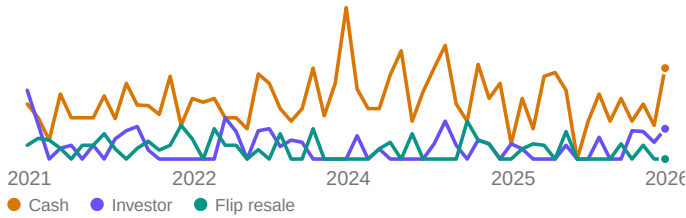
3.3%



BUYERS & OUTCOMES

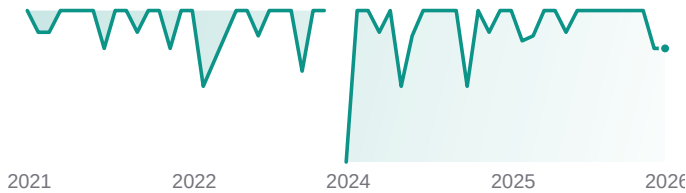
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



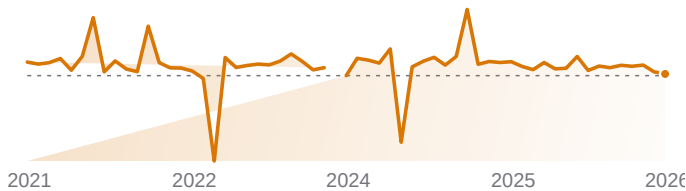
Sellers who sold at a gain

75%

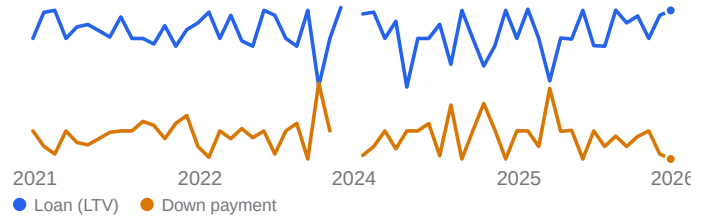


Median annualized return at resale

+1.5%

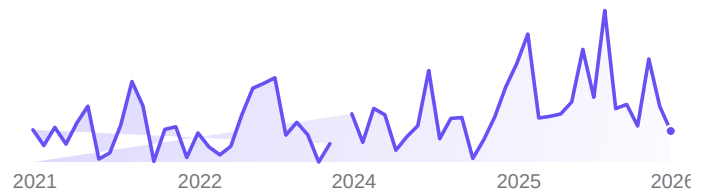


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,323
Median value (AVM)	\$407K
Median size	1,786 ft²
Median year built	1988
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.0%
Owner occupied	61%
Company owned	9.6%
Median loan-to-value	13%
Typical ownership tenure	6.5 yrs

COMMUNITY

Population	1,262
Density	307 / mi²
Median household income	\$69K
Average household income	\$78K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	63°F
Annual precip	55 in
Sunshine	59%

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.