

Addison

City · AL · Alabama · Winston County

BUYER'S MARKET

\$54K

MEDIAN SALE PRICE

-62.1%

1-YR CHANGE

27

SALES (12 MO)

\$186K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



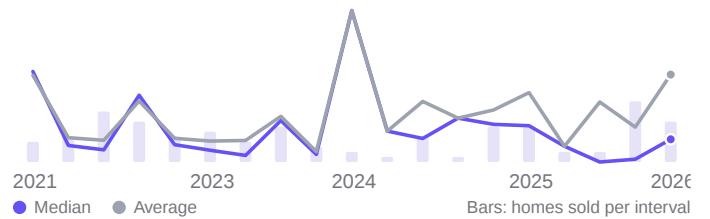
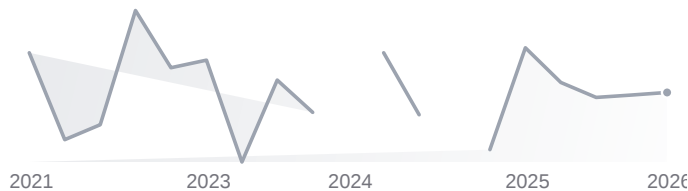
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$100K · Average \$300K

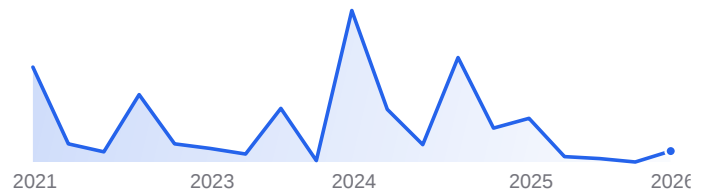
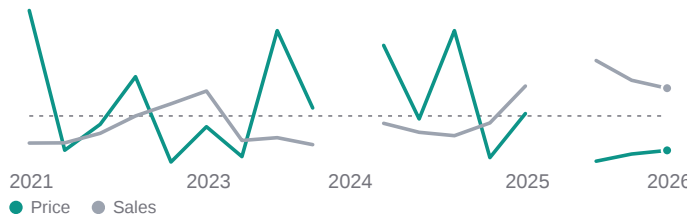


Growth (year over year)

Price -62.1% · Sales +50.0%

Price per square foot

\$47/ft²



Sale premium vs estimated value

-8.8%

Annual turnover (share of homes sold)

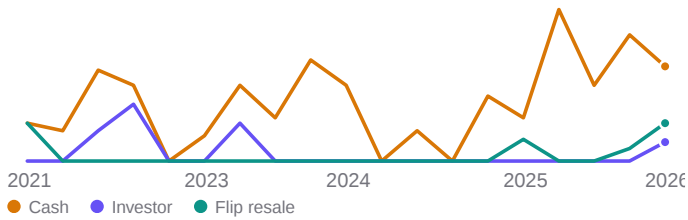
2.9%



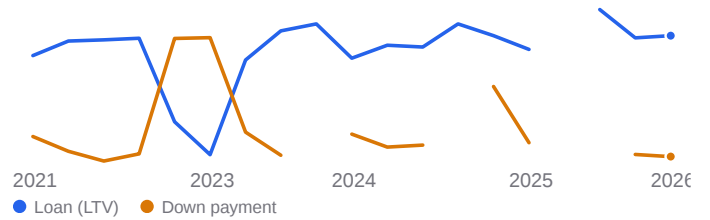
BUYERS & OUTCOMES

Buyer mix

Cash 63% · Investor 13% · Flip resale 25%

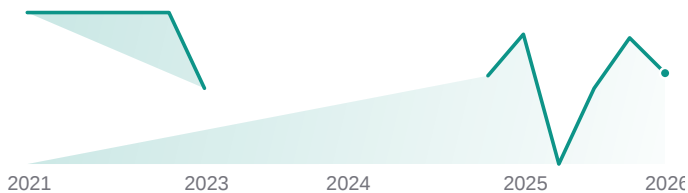


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.1%



Sellers who sold at a gain

60%



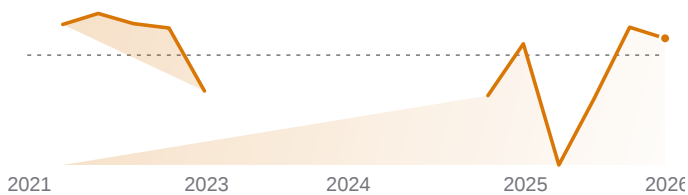
Typical hold before selling

3.9 yrs



Median annualized return at resale

+6.4%



HOUSING STOCK

Homes	935
Median value (AVM)	\$186K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1985
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.2%
Owner occupied	84%
Company owned	6.1%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	675
Density	179 / mi²
Median household income	\$47K
Average household income	\$58K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	62
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	21.2%
Unemployment	1.0%
Average temp	60°F
Annual precip	59 in
Sunshine	58%

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