

Ohatchee

City · AL · Alabama · Calhoun County

STRONG BUYER'S MARKET

\$182K

MEDIAN SALE PRICE

-27.4%

1-YR CHANGE

39

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



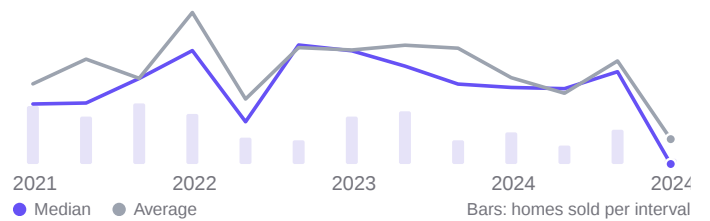
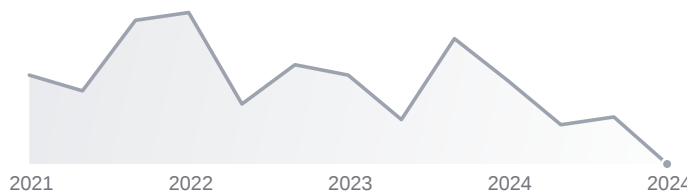
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

8 / 100

Sale prices

Median \$30K · Average \$75K

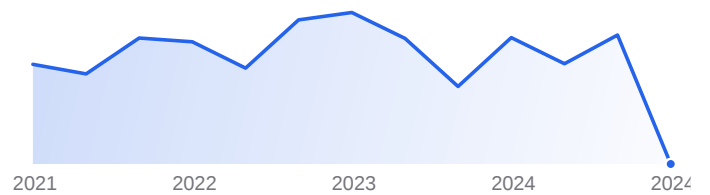
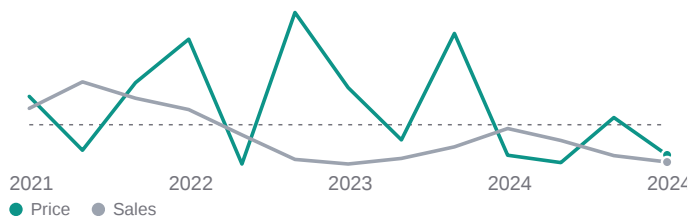


Growth (year over year)

Price -27.4% · Sales -33.9%

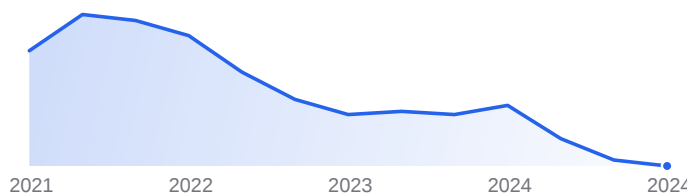
Price per square foot

\$25/ft²



Annual turnover (share of homes sold)

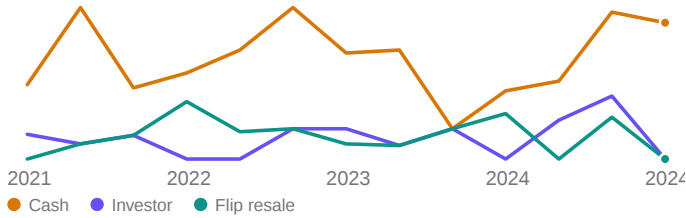
1.9%



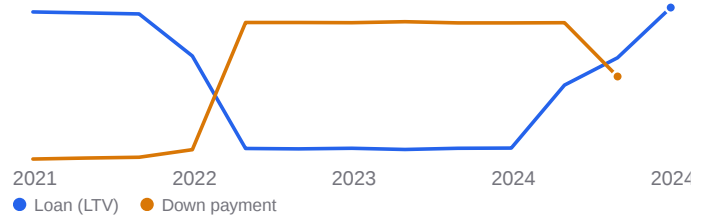
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

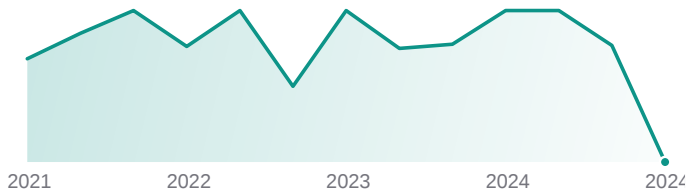


Financing (share of purchase price) Loan (LTV) 100% · Down payment 56%



Sellers who sold at a gain

0%



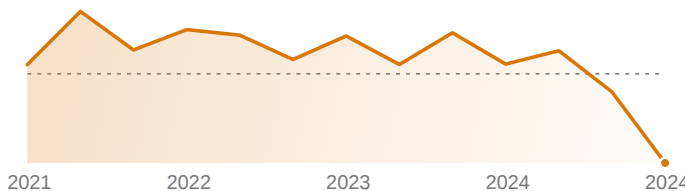
Typical hold before selling

2.3 yrs



Median annualized return at resale

-38.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,041
Median value (AVM)	\$227K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1991
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.5%
Owner occupied	86%
Company owned	5.0%
Median loan-to-value	0%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	1,176
Density	200 / mi²
Median household income	\$64K
Average household income	\$75K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	76
Homes occupied	89%
Bachelor's or higher	8%
Poverty rate	16.2%
Unemployment	0.8%
Average temp	61°F
Annual precip	55 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through October 2024, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.