

Tuscaloosa 35404

ZIP code · AL · Alabama > Tuscaloosa County > Tuscaloosa

SELLER'S MARKET

\$187K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

343

SALES (12 MO)

\$207K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

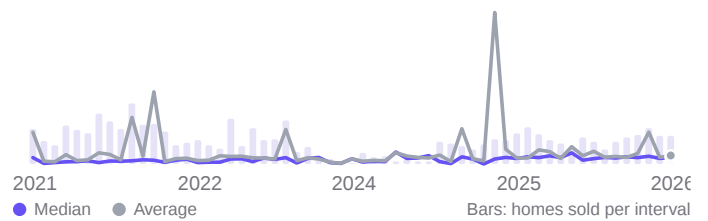
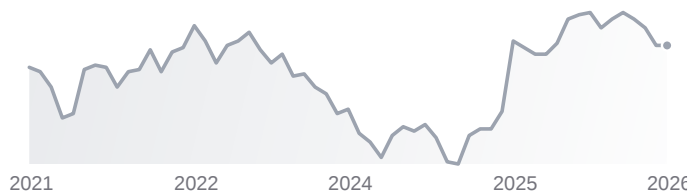
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$185K · Average \$207K

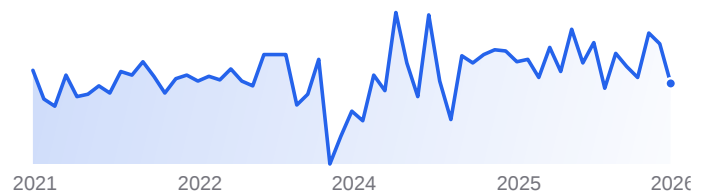
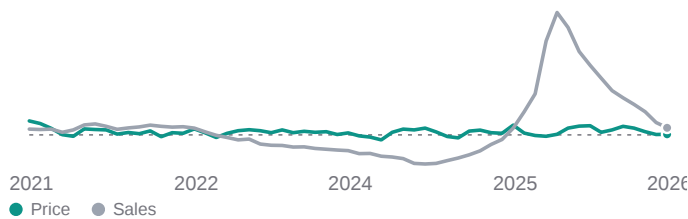


Growth (year over year)

Price +1.7% · Sales +19.1%

Price per square foot

\$112/ft²

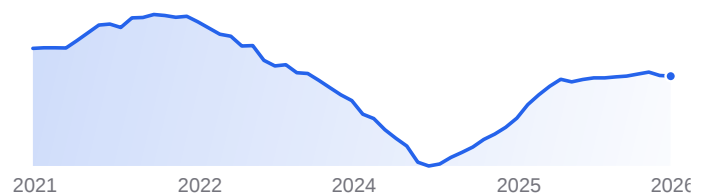
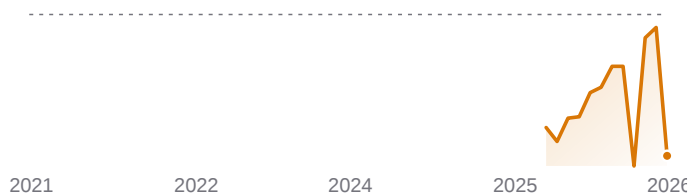


Sale premium vs estimated value

-7.7%

Annual turnover (share of homes sold)

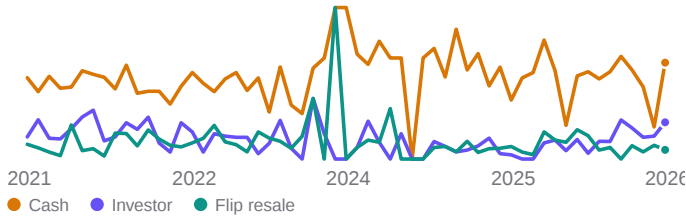
5.6%



BUYERS & OUTCOMES

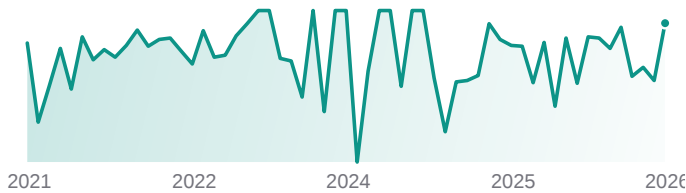
Buyer mix

Cash 64% · Investor 24% · Flip resale 6.1%



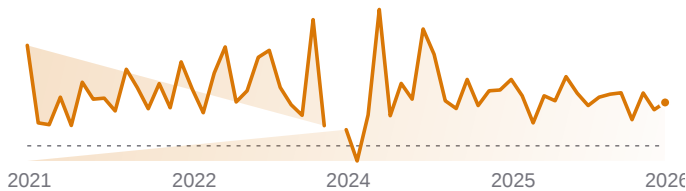
Sellers who sold at a gain

96%

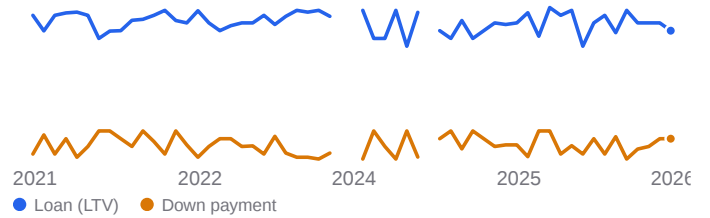


Median annualized return at resale

+4.7%

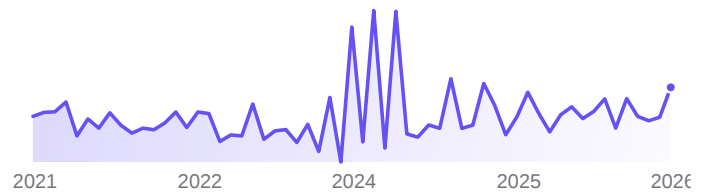


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,158
Median value (AVM)	\$207K
Median size	1,374 ft²
Median bedrooms	3
Median year built	1965
Single family	83%
Condos	7.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.7%
Owner occupied	64%
Company owned	22%
Median loan-to-value	37%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	23,208
Density	1,294 / mi ²
Median household income	\$57K
Average household income	\$79K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	58
Homes occupied	86%
Bachelor's or higher	16%
Poverty rate	28.0%
Unemployment	1.0%
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.