

Tuscaloosa 35406

ZIP code · AL · Alabama > Tuscaloosa County > Tuscaloosa

SELLER'S MARKET

\$472K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

400

SALES (12 MO)

\$559K

MEDIAN VALUE (AVM)

Market temperature

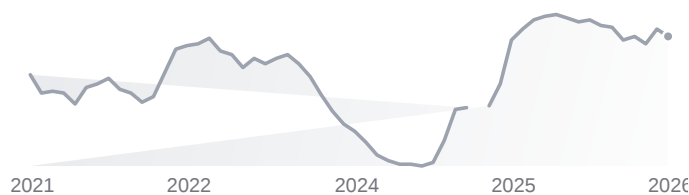
Seller's market · 73 / 100



MARKET TRENDS (5 YEARS)

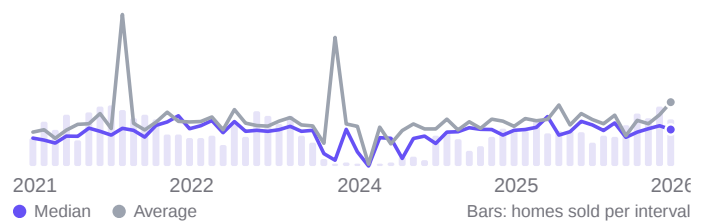
Market temperature (0–100)

73 / 100



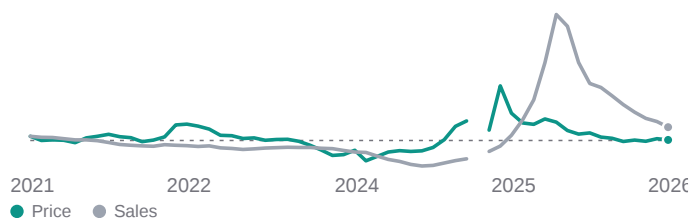
Sale prices

Median \$457K · Average \$737K



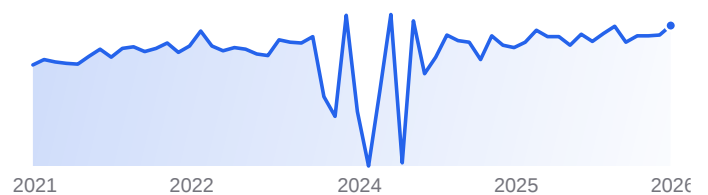
Growth (year over year)

Price +2.1% · Sales +43.9%



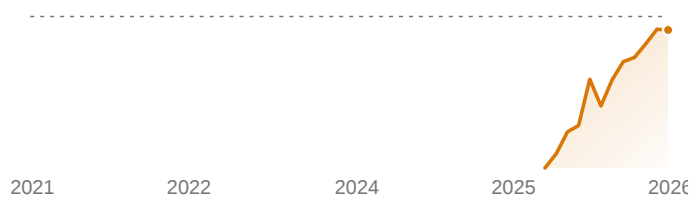
Price per square foot

\$206/ft²



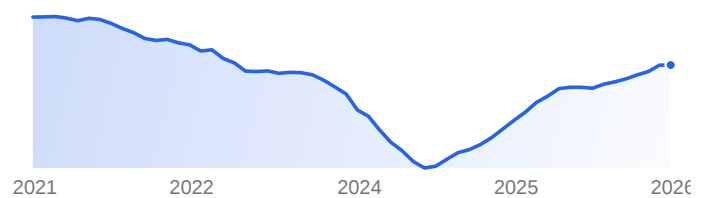
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

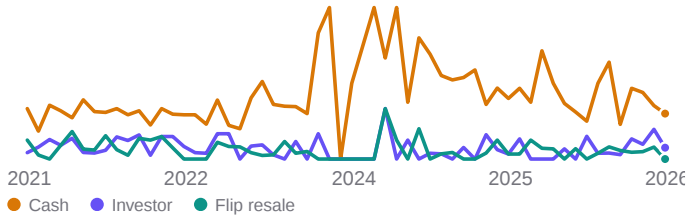
6.6%



BUYERS & OUTCOMES

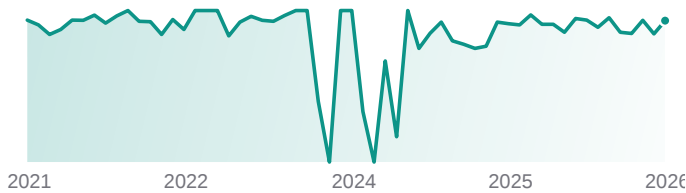
Buyer mix

Cash 30% · Investor 7.5% · Flip resale 0%



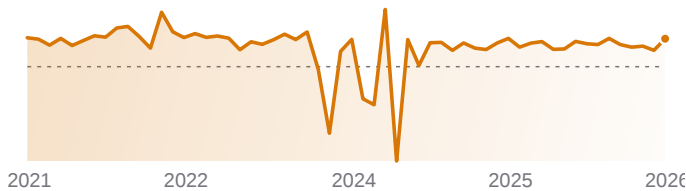
Sellers who sold at a gain

93%

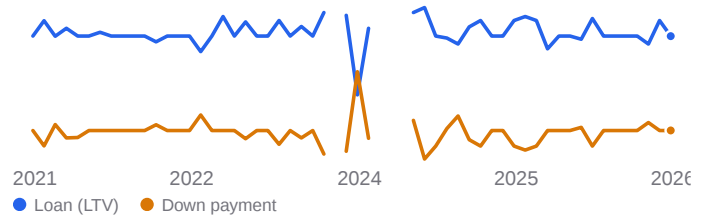


Median annualized return at resale

+5.3%

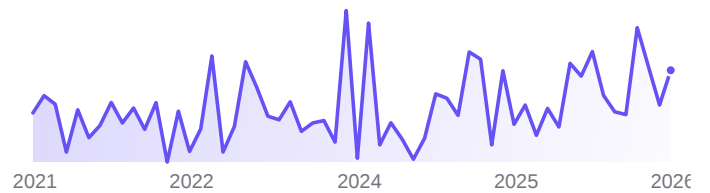


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



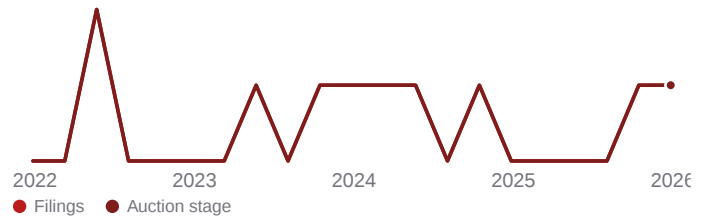
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,049
Median value (AVM)	\$559K
Median size	2,563 ft²
Median bedrooms	4
Median year built	1995
Single family	80%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	88%
Company owned	9.9%
Median loan-to-value	45%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	16,846
Density	186 / mi²
Median household income	\$110K
Average household income	\$160K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	54
Homes occupied	93%
Bachelor's or higher	33%
Poverty rate	9.3%
Unemployment	1.0%
Average temp	62°F
Annual precip	59 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.