

Duncanville 35456

ZIP code · AL · Alabama > Tuscaloosa County

SELLER'S MARKET

\$219K

MEDIAN SALE PRICE

+66.5%

1-YR CHANGE

41

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

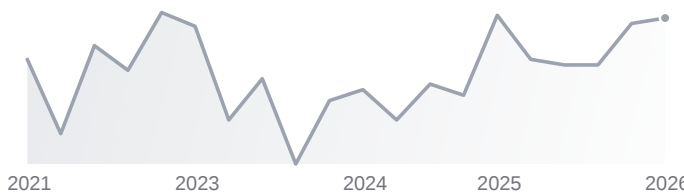
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

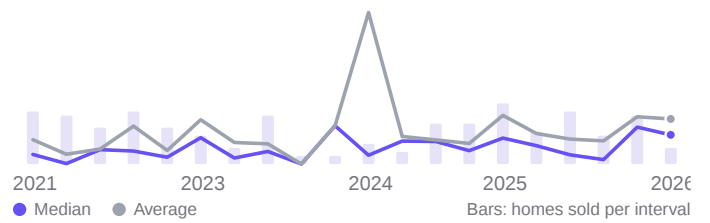
Market temperature (0–100)

62 / 100



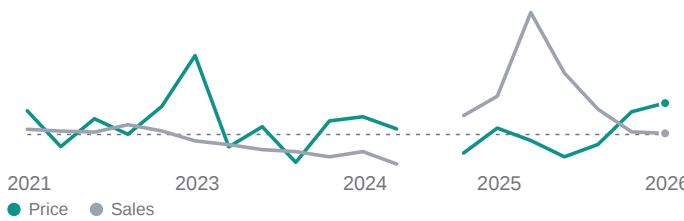
Sale prices

Median \$215K · Average \$284K



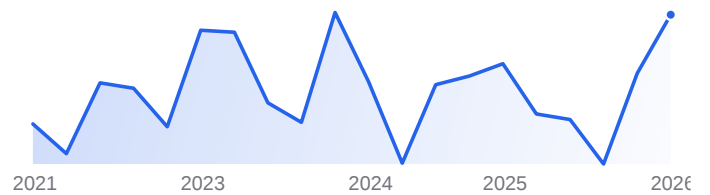
Growth (year over year)

Price +66.5% · Sales +2.5%



Price per square foot

\$148/ft²



Sale premium vs estimated value

-8.4%



Annual turnover (share of homes sold)

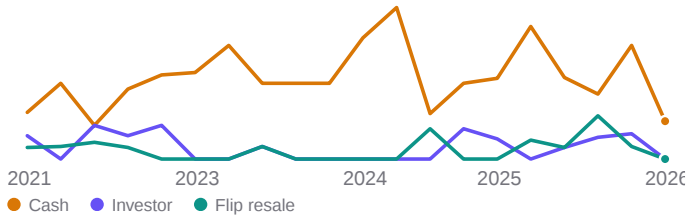
3.5%



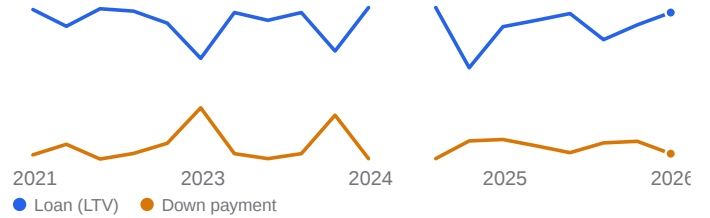
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

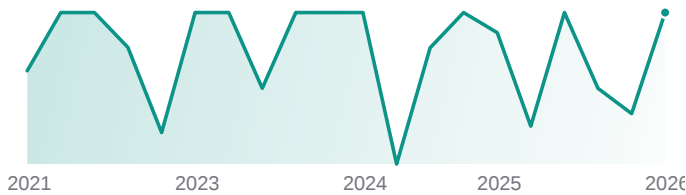


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



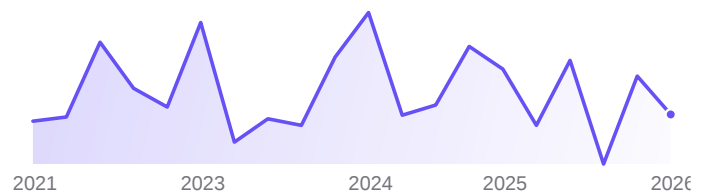
Sellers who sold at a gain

100%



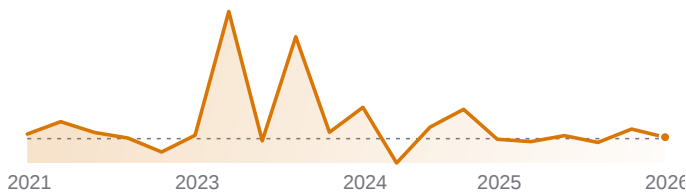
Typical hold before selling

3.8 yrs



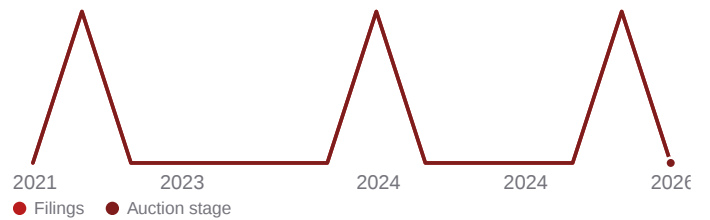
Median annualized return at resale

+1.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,176
Median value (AVM)	\$247K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1986
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	9.3%
Median loan-to-value	29%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	5,124
Density	60 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	52
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	12.2%
Unemployment	0.9%
Average temp	63°F
Annual precip	57 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.