

Decatur 35601

ZIP code · AL · Alabama > Morgan County > Decatur

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

543

SALES (12 MO)

\$156K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

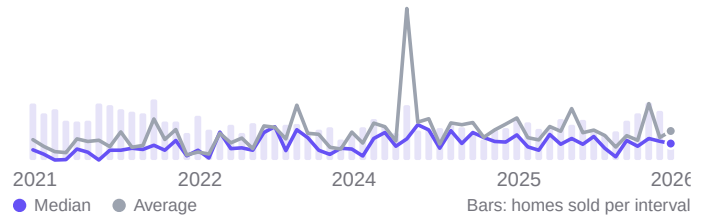
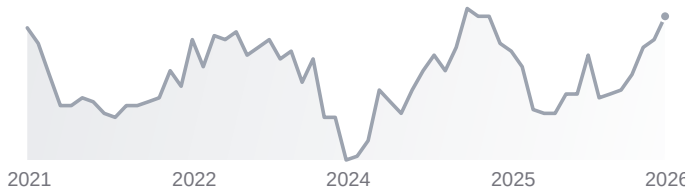
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$162K · Average \$194K

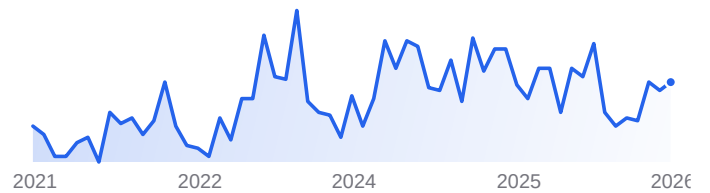
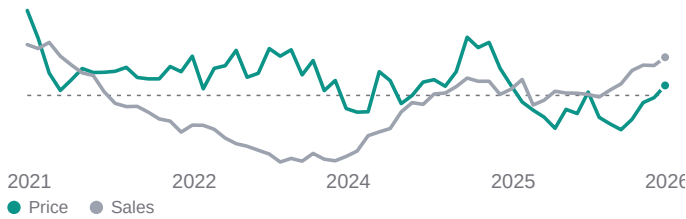


Growth (year over year)

Price +4.7% · Sales +18.0%

Price per square foot

\$119/ft²

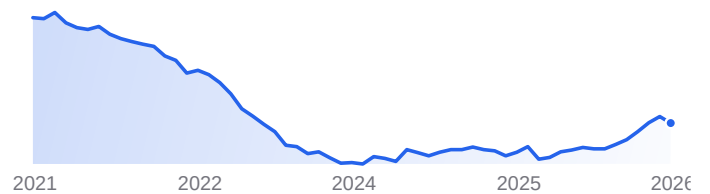
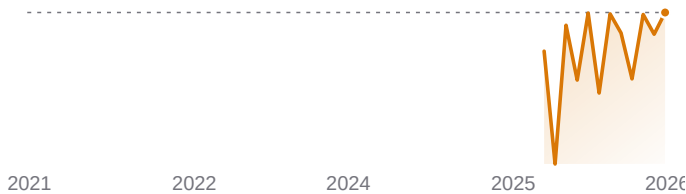


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

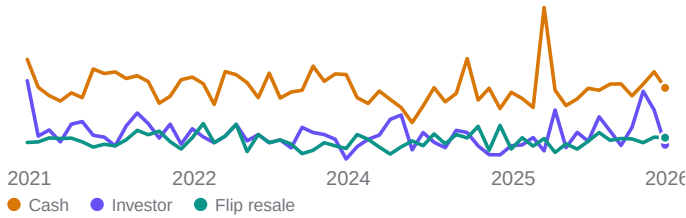
4.9%



BUYERS & OUTCOMES

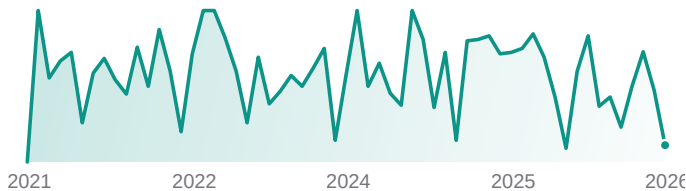
Buyer mix

Cash 43% · Investor 8.7% · Flip resale 13%



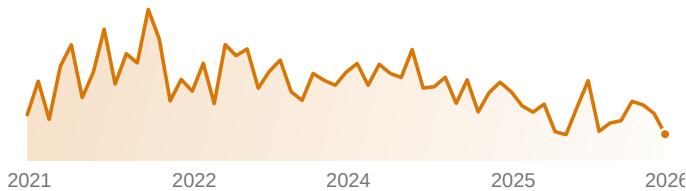
Sellers who sold at a gain

78%

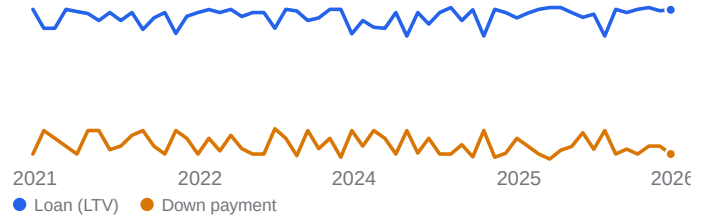


Median annualized return at resale

+3.3%

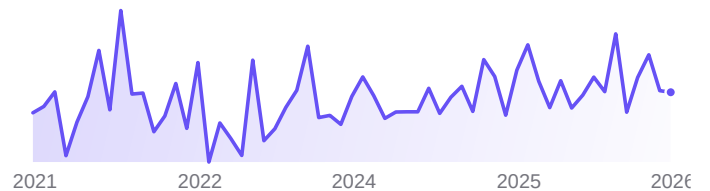


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



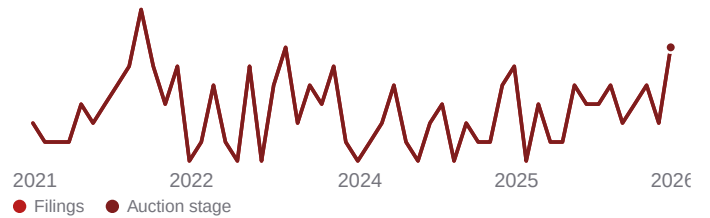
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	10,999
Median value (AVM)	\$156K
Median size	1,461 ft²
Median bedrooms	3
Median year built	1963
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	15%
Median loan-to-value	42%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	36,724
Density	791 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	58
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	13.5%
Unemployment	0.8%
Average temp	60°F
Annual precip	58 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.