

Eva 35621

ZIP code · AL · Alabama > Morgan County > Eva

BALANCED MARKET

\$199K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

32

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



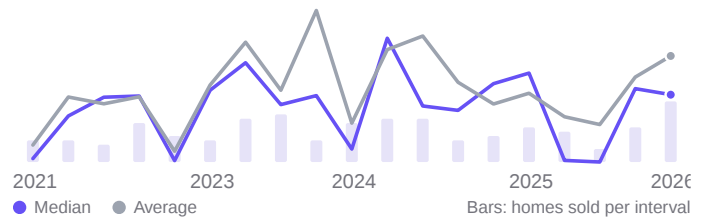
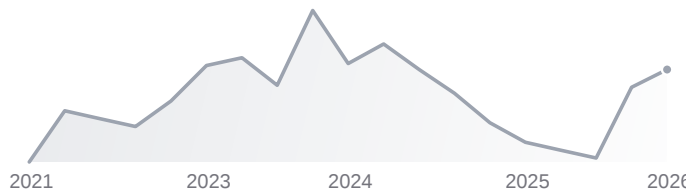
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$189K · Average \$248K

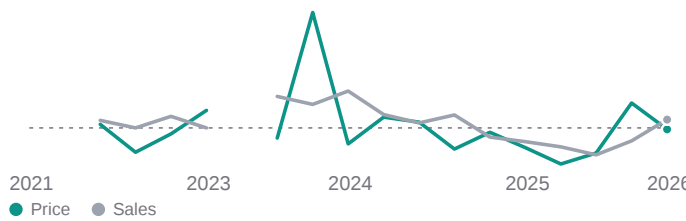


Growth (year over year)

Price -1.7% · Sales +10.3%

Price per square foot

\$134/ft²

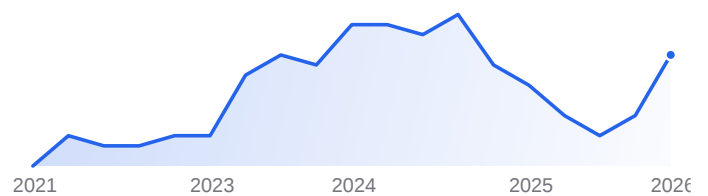
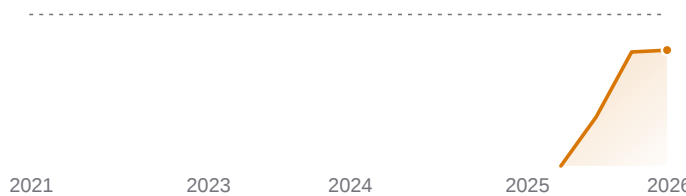


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

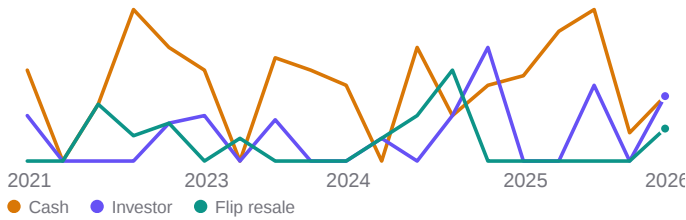
3.0%



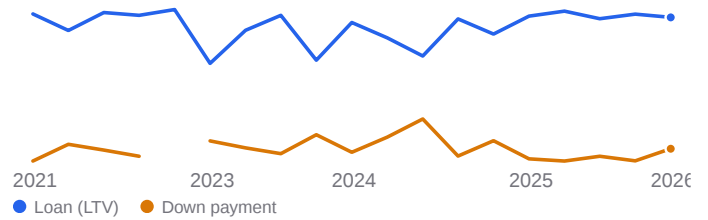
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 29% · Flip resale 14%

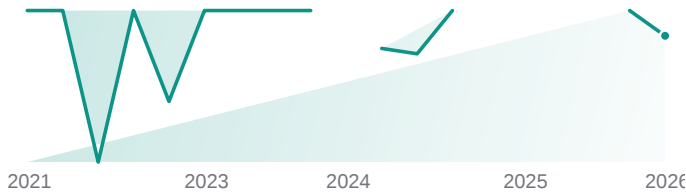


Financing (share of purchase price) Loan (LTV) 96% · Down payment 9.9%



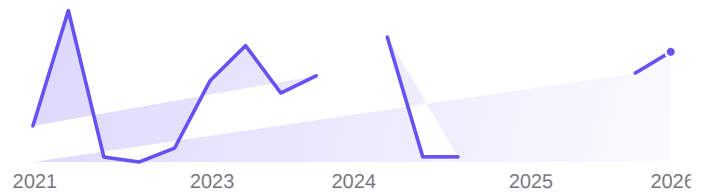
Sellers who sold at a gain

83%



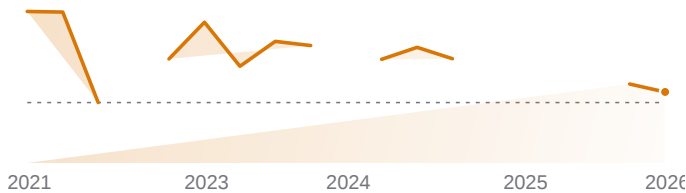
Typical hold before selling

6.1 yrs



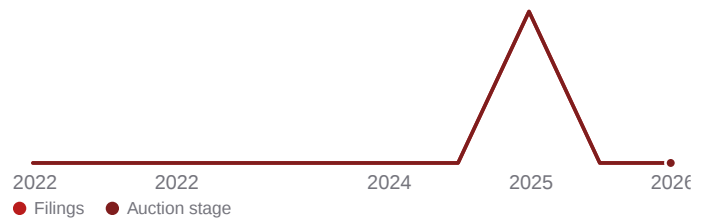
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,081
Median value (AVM)	\$221K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1985
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	4.0%
Owner occupied	84%
Company owned	6.2%
Median loan-to-value	36%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	3,195
Density	68 / mi²
Median household income	\$72K
Average household income	\$83K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	62
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	18.5%
Unemployment	0.9%
Average temp	60°F
Annual precip	58 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.