

Leighton 35646

ZIP code · AL · Alabama > Colbert County > Leighton

BALANCED MARKET

\$116K

MEDIAN SALE PRICE

-25.7%

1-YR CHANGE

47

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



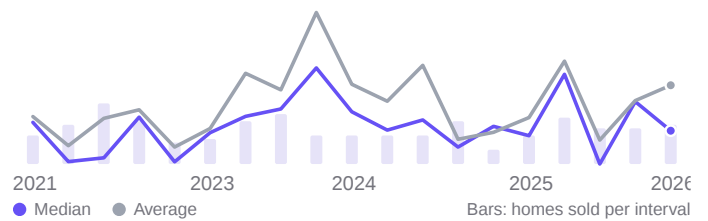
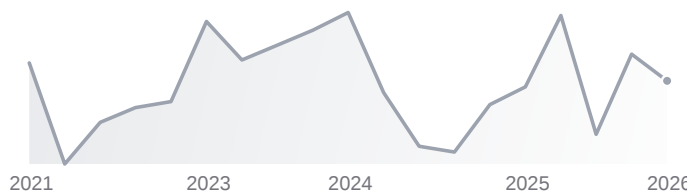
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$115K · Average \$201K

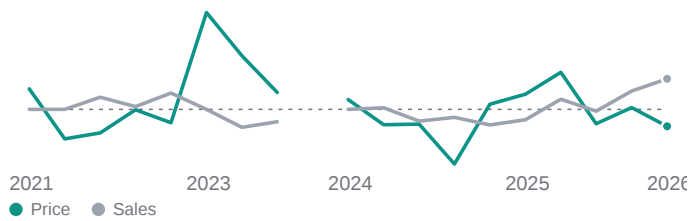


Growth (year over year)

Price -25.7% · Sales +46.9%

Price per square foot

\$102/ft²



Sale premium vs estimated value

+3.6%

Annual turnover (share of homes sold)

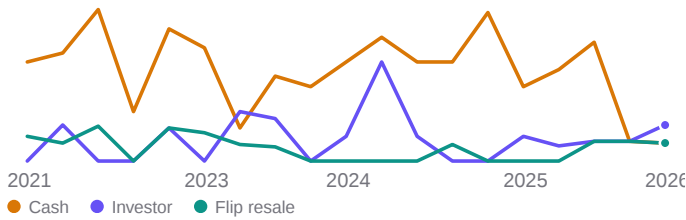
2.7%



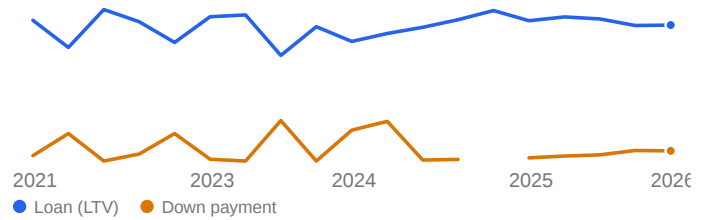
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 18% · Flip resale 9.1%

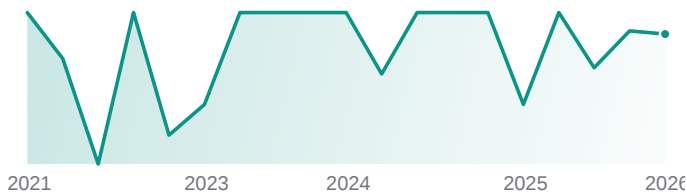


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.5%



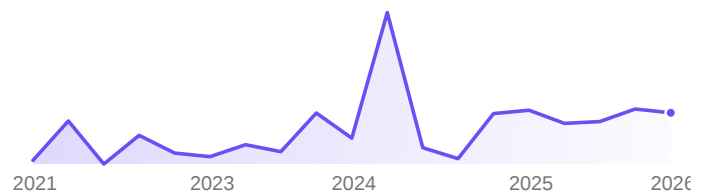
Sellers who sold at a gain

88%



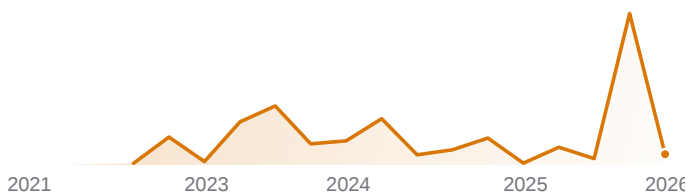
Typical hold before selling

3.4 yrs



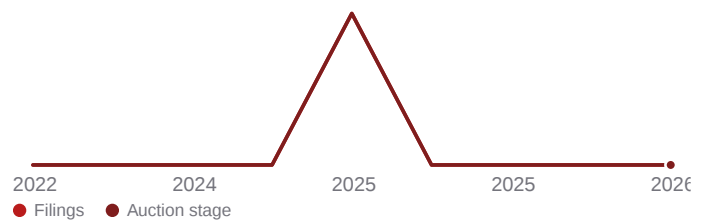
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,770
Median value (AVM)	\$131K
Median size	1,580 ft²
Median bedrooms	5
Median year built	1971
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	6.2%
Median loan-to-value	5%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	4,431
Density	50 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	54
Homes occupied	90%
Bachelor's or higher	6%
Poverty rate	18.0%
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.