

Higdon 35979

ZIP code · AL · Alabama > DeKalb County

SELLER'S MARKET

\$90K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



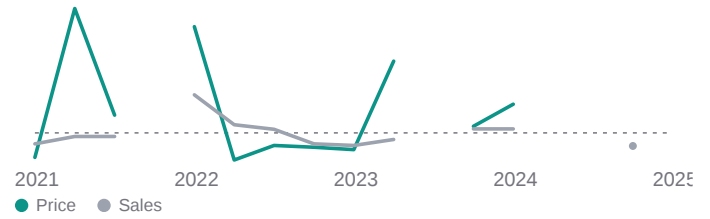
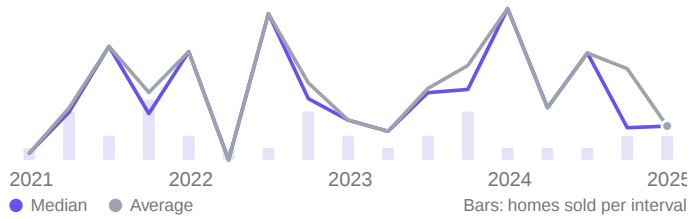
MARKET TRENDS (5 YEARS)

Sale prices

Median \$90K · Average \$90K

Growth (year over year)

Price -40.5% · Sales -40.0%

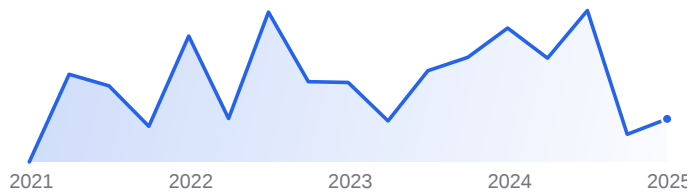


Price per square foot

\$65/ft²

Sale premium vs estimated value

-7.2%



Annual turnover (share of homes sold)

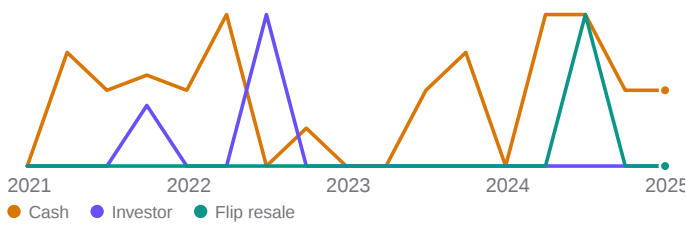
1.2%



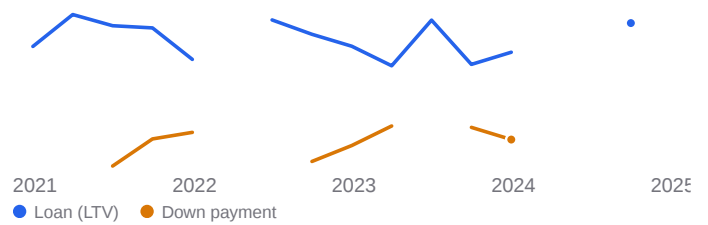
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

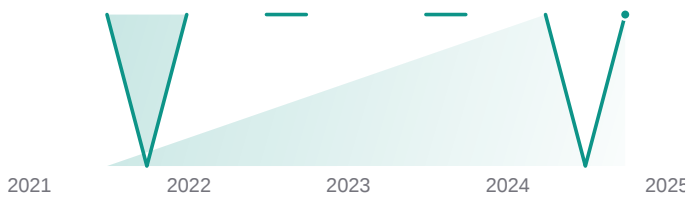


Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



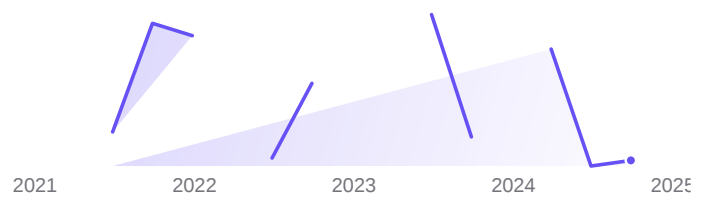
Sellers who sold at a gain

100%



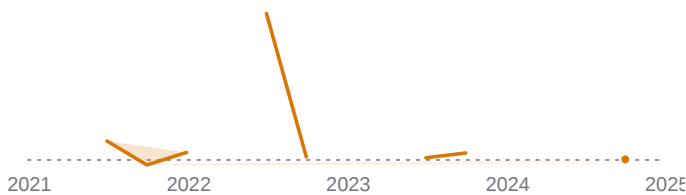
Typical hold before selling

1.1 yrs



Median annualized return at resale

+1.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	491
Median value (AVM)	\$224K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1989
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.6%
Owner occupied	84%
Company owned	3.3%
Median loan-to-value	0%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	994
Density	88 / mi ²
Median household income	\$47K
Average household income	\$71K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	124
Homes occupied	92%
Bachelor's or higher	5%
Poverty rate	11.7%
Unemployment	0.9%
Average temp	58°F
Annual precip	61 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through October 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.