

Leesburg 35983

ZIP code · AL · Alabama > Cherokee County > Leesburg

BALANCED MARKET

\$212K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

63

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



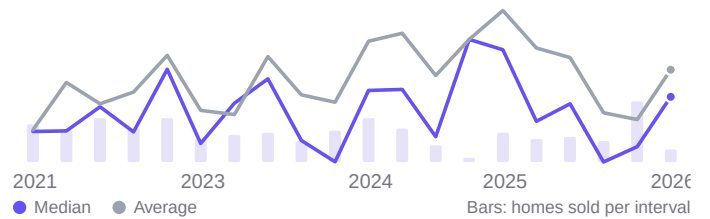
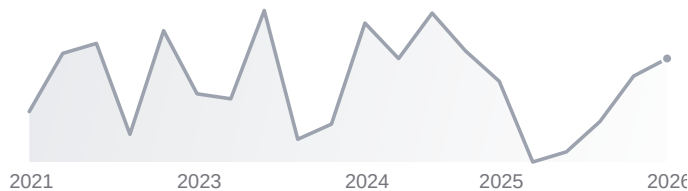
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$215K · Average \$258K

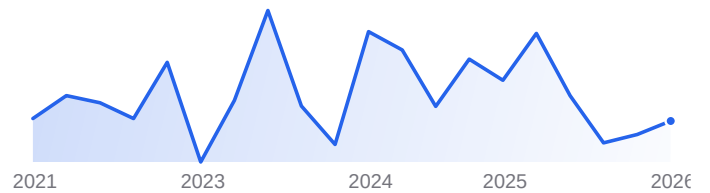
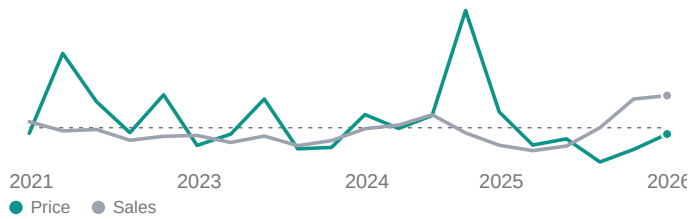


Growth (year over year)

Price -12.0% · Sales +61.5%

Price per square foot

\$114/ft²

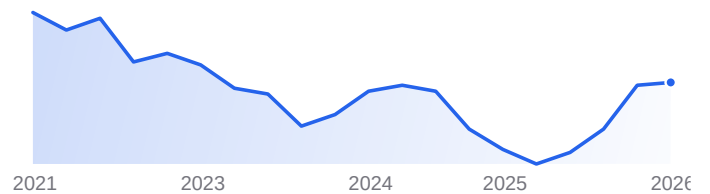


Sale premium vs estimated value

-11.3%

Annual turnover (share of homes sold)

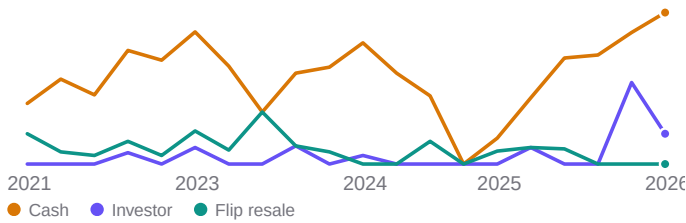
3.5%



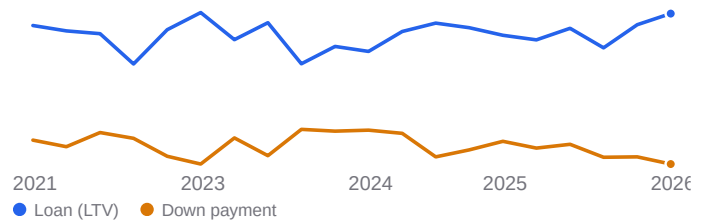
BUYERS & OUTCOMES

Buyer mix

Cash 83% · Investor 17% · Flip resale 0%

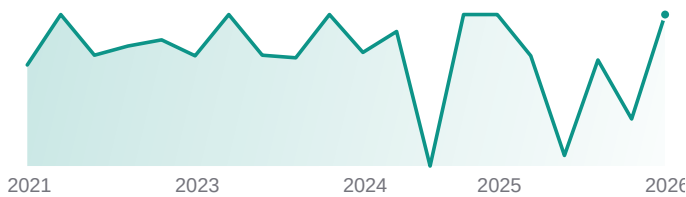


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



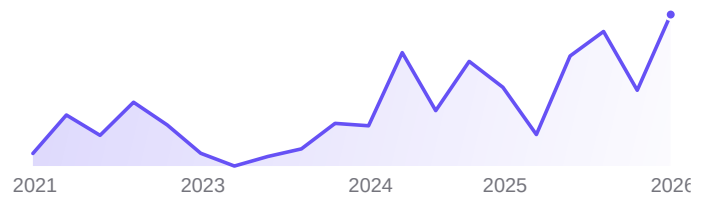
Sellers who sold at a gain

100%



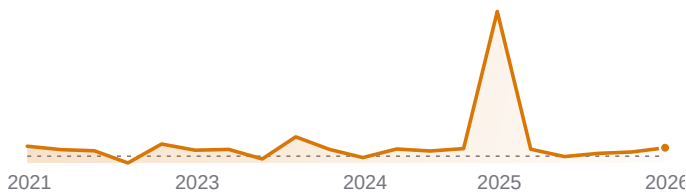
Typical hold before selling

7.4 yrs



Median annualized return at resale

+13.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,817
Median value (AVM)	\$241K
Median size	1,440 ft²
Median year built	1991
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.0%
Owner occupied	65%
Company owned	6.9%
Median loan-to-value	28%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	3,521
Density	63 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	94
Homes occupied	72%
Bachelor's or higher	8%
Poverty rate	13.9%
Unemployment	0.8%
Average temp	60°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.