

Mentone 35984

ZIP code · AL · Alabama > DeKalb County > Mentone

BALANCED MARKET

\$405K

MEDIAN SALE PRICE

+26.7%

1-YR CHANGE

39

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



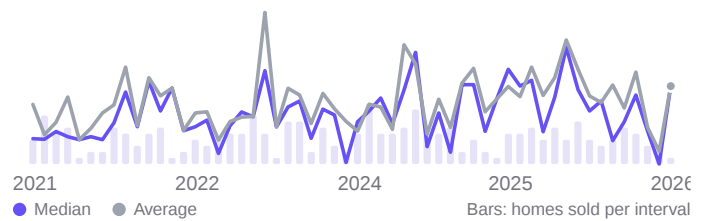
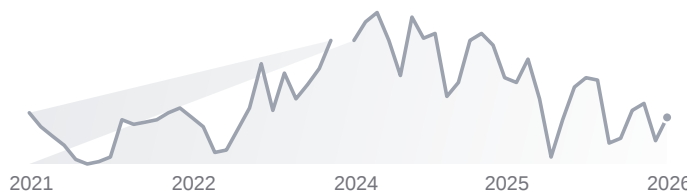
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$405K · Average \$405K

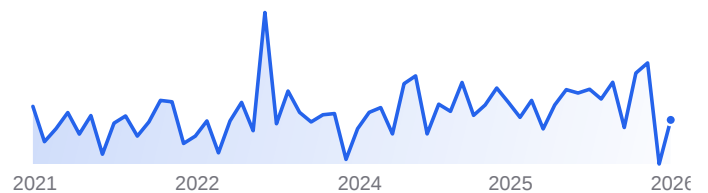
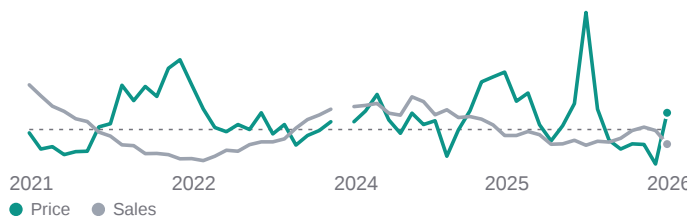


Growth (year over year)

Price +26.7% · Sales -23.5%

Price per square foot

\$198/ft²

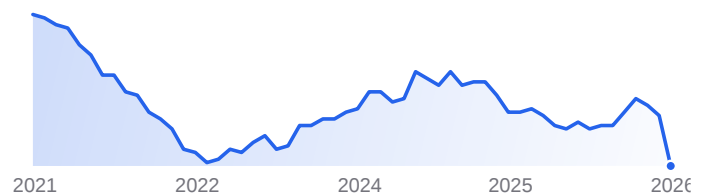
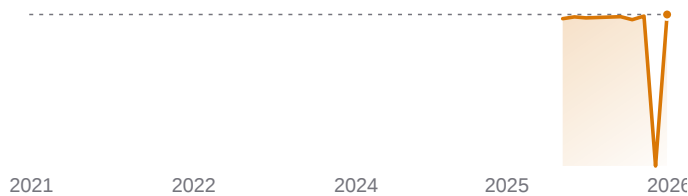


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

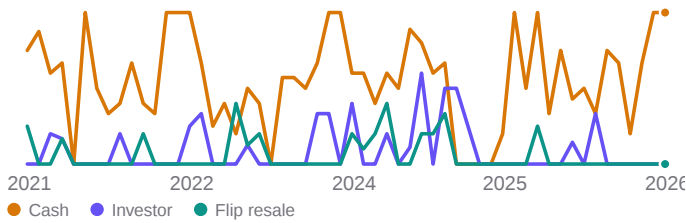
2.5%



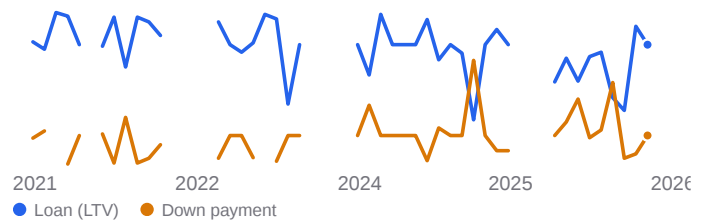
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

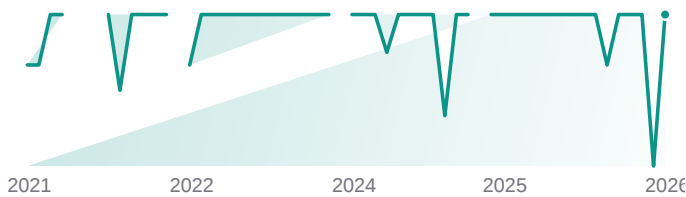


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



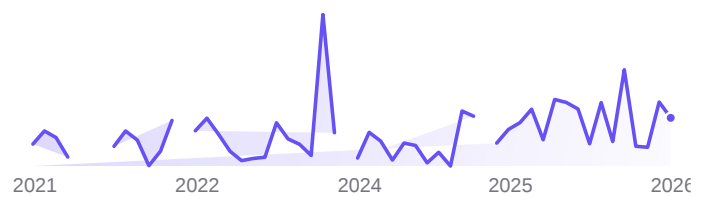
Sellers who sold at a gain

100%



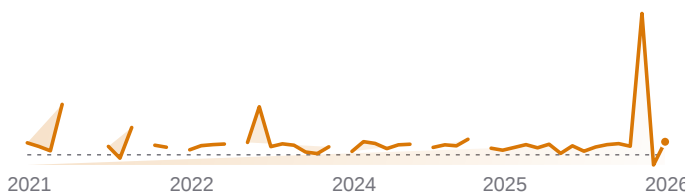
Typical hold before selling

5.1 yrs



Median annualized return at resale

+16.0%



HOUSING STOCK

Homes	1,581
Median value (AVM)	\$267K
Median size	1,274 ft²
Median bedrooms	3
Median year built	1994
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	3.2%
Owner occupied	56%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	2,458
Density	36 / mi²
Median household income	\$45K
Average household income	\$68K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	125
Homes occupied	72%
Bachelor's or higher	10%
Poverty rate	13.3%
Unemployment	0.8%
Average temp	58°F
Annual precip	60 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.