

Cecil 36013

ZIP code · AL · Alabama > Montgomery County

SELLER'S MARKET

\$380K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$531K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

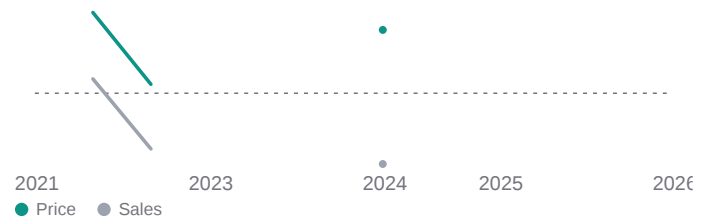
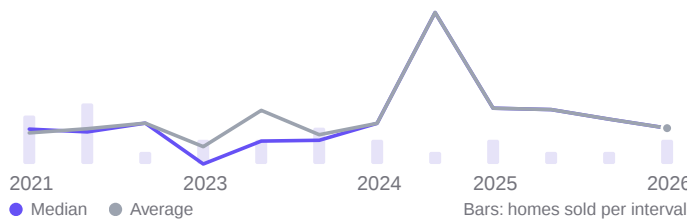
MARKET TRENDS (5 YEARS)

Sale prices

Median \$380K · Average \$380K

Growth (year over year)

Price +67.3% · Sales -75.0%



Price per square foot

\$154/ft²

Sale premium vs estimated value

-30.2%



Annual turnover (share of homes sold)

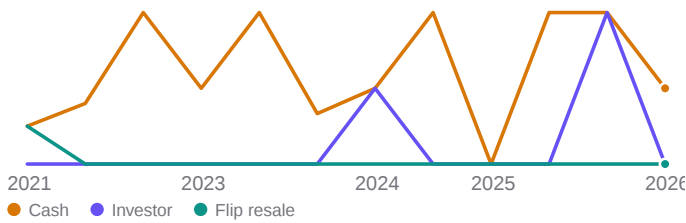
1.9%



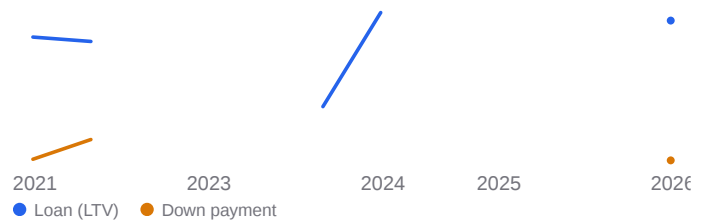
BUYERS & OUTCOMES

Buyer mix

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

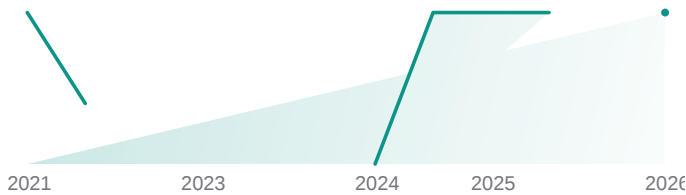


Financing (share of purchase price) Loan (LTV) 96% · Down payment 4.2%



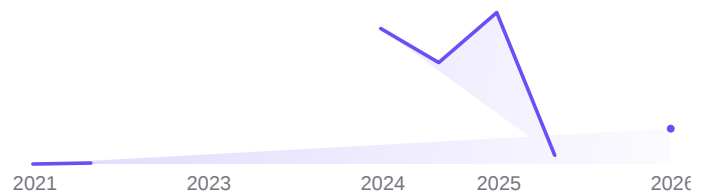
Sellers who sold at a gain

100%



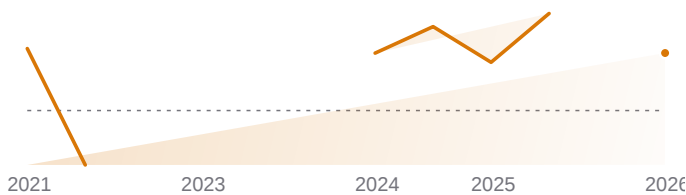
Typical hold before selling

4.5 yrs



Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	210
Median value (AVM)	\$531K
Median size	2,704 ft²
Median bedrooms	4
Median year built	1997
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	81%
Company owned	6.7%
Median loan-to-value	44%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	334
Density	46 / mi²
Median household income	\$153K
Average household income	\$183K
Crime index (US avg 100)	12
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	29
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	2.7%
Unemployment	1.1%
Average temp	65°F
Annual precip	54 in
Sunshine	59%

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.