

Bay Minette 36507

ZIP code · AL · Alabama > Baldwin County > Bay Minette

BALANCED MARKET

\$212K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

242

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

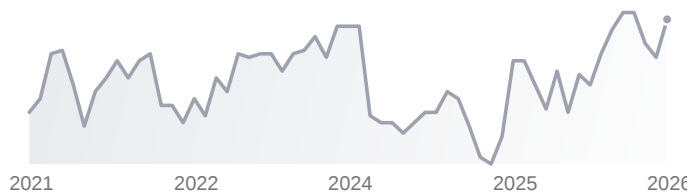
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

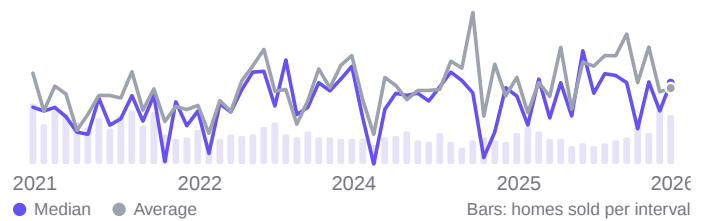
Market temperature (0–100)

59 / 100



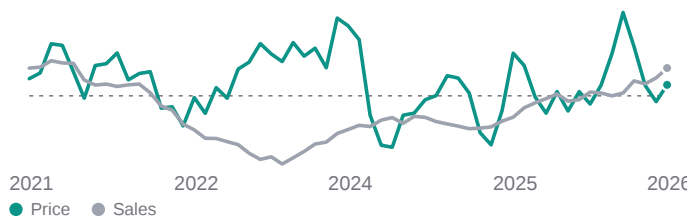
Sale prices

Median \$225K · Average \$217K



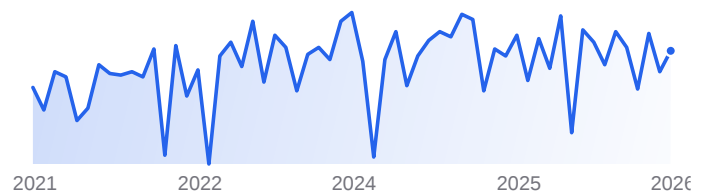
Growth (year over year)

Price +5.8% · Sales +14.7%



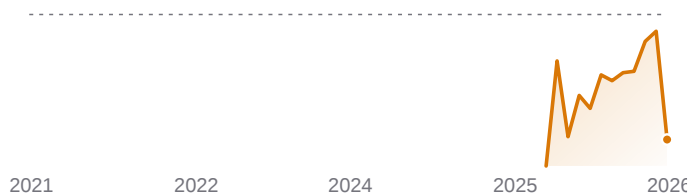
Price per square foot

\$131/ft²



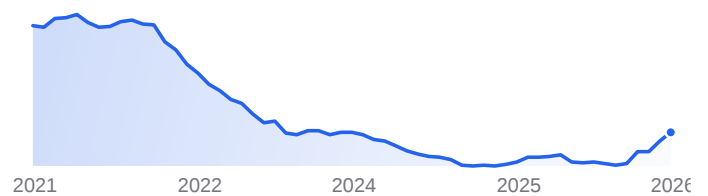
Sale premium vs estimated value

-3.7%



Annual turnover (share of homes sold)

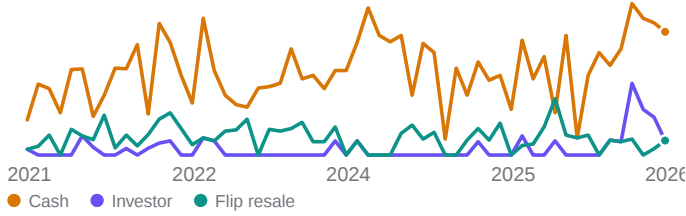
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 52% · Investor 6.1% · Flip resale 6.1%



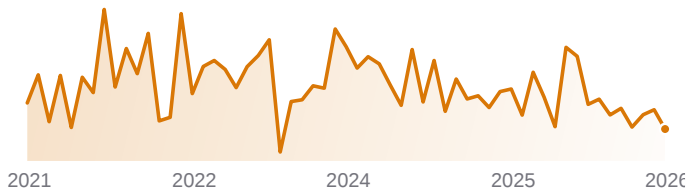
Sellers who sold at a gain

76%

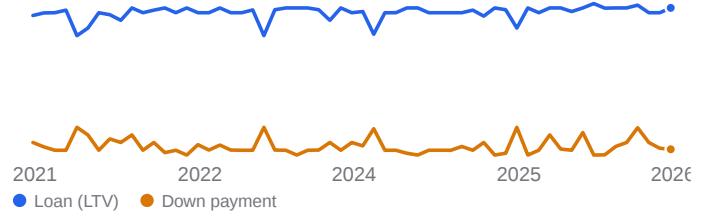


Median annualized return at resale

+3.5%

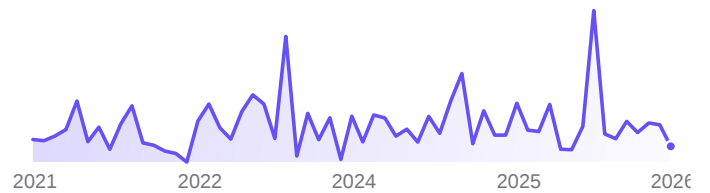


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.6%



Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,278
Median value (AVM)	\$240K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1985
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	8.8%
Median loan-to-value	41%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	22,739
Density	71 / mi²
Median household income	\$70K
Average household income	\$85K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	14.5%
Unemployment	0.8%
Average temp	66°F
Annual precip	67 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.