

CENTER POINT, ALABAMA

2026

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RESIDENTIAL MARKET TRENDS

- Center Point's median home price is \$169,000, **rising 8.28% year-over-year**, signaling continued value appreciation for turnkey buyers.
 - Average home values sit at \$145,217, though overall values dipped 1.3% year-over-year, showing affordability paired with **stable long-term performance**.
 - Homes average 48 days on market, up 12.5% YoY, reflecting moderate **buyer competition** beneficial for investors seeking acquisitions.
 - For-sale inventory totals 154 homes, with listing prices ranging from **\$3K–\$295K**, offering strong entry-level turnkey opportunities.
 - Center Point's market is balanced, with homes selling at **100% of list price**, confirming consistent demand without overheated pricing.
 - One-year housing forecast indicators show **steady movement** with 76 active listings and 17 new listings as of early 2025.
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DEMOGRAPHICS & GROWTH TRENDS

- Center Point's population stands at **16,125 residents**, supporting a stable renter base for turnkey assets.
- The median household income is \$52,401, aligning with the area's affordability and **strong renter demand**.
- The median home value of **\$151,438** highlights strong value for investors relative to metro Birmingham.
- **44% of households are renters**, representing 2,478 rental households, a positive indicator for occupancy stability.
- Median rent is **\$1,161**, indicating consistent rental affordability for working-class tenants.





LOGISTICS & INFRASTRUCTURE

- Center Point benefits from **direct commuter access** to Birmingham's employment core, making it attractive for rent-by-necessity tenants.
- The city features strong suburban connectivity with multiple arterials linking to major Birmingham **job clusters**.
- Local amenities and essential services **support renters** who prioritize affordability near employment hubs.
- Weather patterns average 73.6°F high / 51.4°F low, favorable for year-round occupancy and **reduced maintenance** variability.
- Community infrastructure is growing alongside increased investor activity and **revitalization** of older neighborhoods.
- Proximity to **Birmingham's expanding sectors** provides a consistent pipeline of workforce tenants seeking reasonably priced rentals.

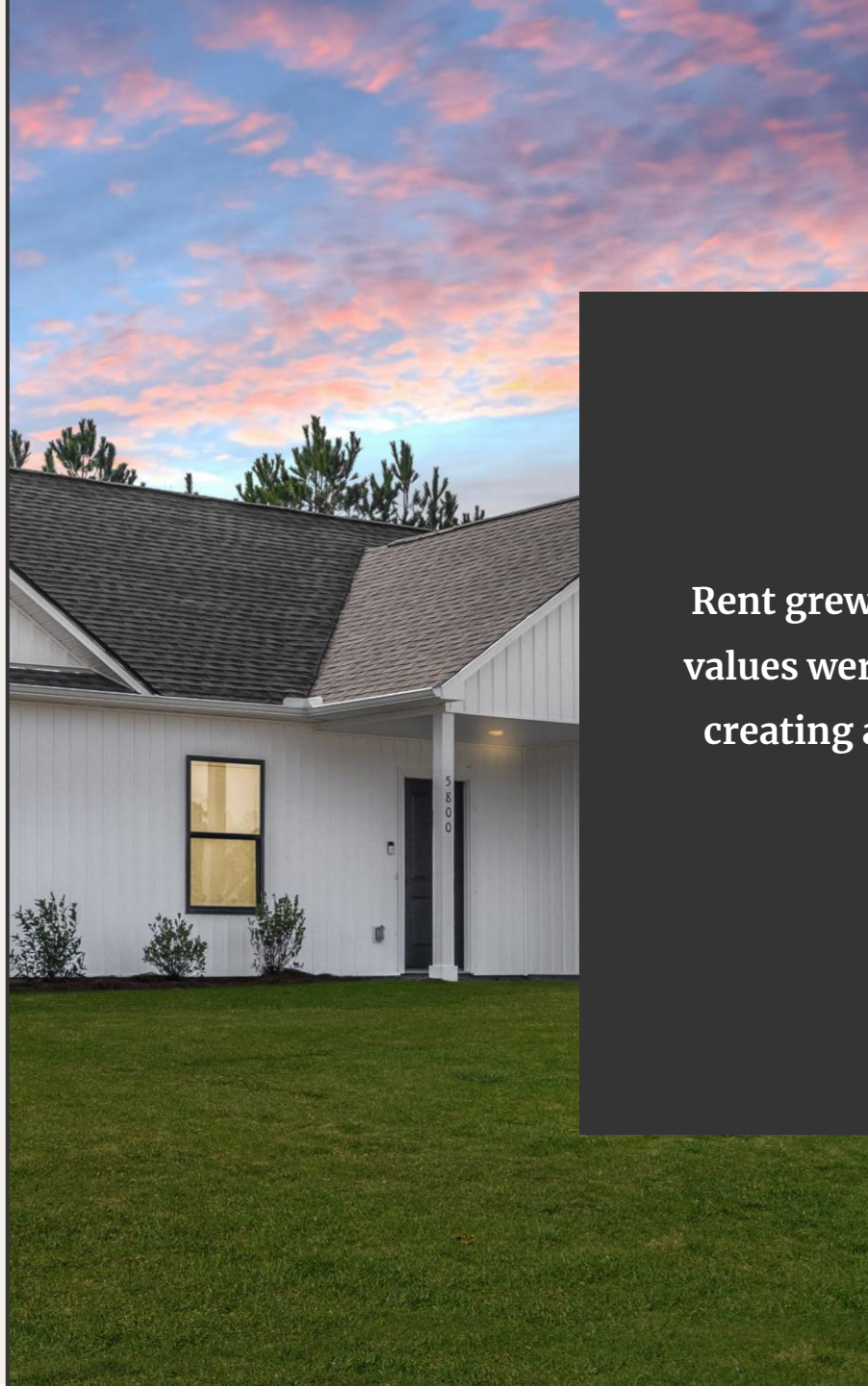


CENTER POINT VS. NEARBY CITIES

- Center Point average rent of \$878–\$1,274 is significantly below Birmingham's \$1,353 and Huntsville's \$1,235, **enhancing investor affordability**.
- Compared to national rent averages (\$1,980), Center Point's \$1,274 rent level is markedly lower yet **trending upward 5.3% YoY**.
- Rent increases of 2.09% YoY surpass some nearby cities, **reinforcing competitive renter demand**.
- Center Point's median rent (\$1,250) is 5% higher than Adamsville, indicating **stronger rental demand** than nearby low-income markets.
- Center Point's affordability index (89) **outperforms many Alabama cities**, making it a preferred choice for middle-income renters.
- Birmingham-area trends show renters increasingly migrating to affordable suburbs like Center Point due to **rising metro costs**.

FINANCIAL METRICS & RENTAL INVESTMENT RETURNS

- Median rent of \$1,249–\$1,274 paired with median home prices around \$145K–\$170K presents **strong cash-flow** potential for turnkey investors.
- Average 2-bed rents between \$877–\$1,100 support **high occupancy** and attractive gross yields in the 8–10% range for typical turnkey purchases.
- Rent ranges show **78%** of rental units priced \$1,001–\$1,500, confirming strong mid-tier rental demand.
- Turnkey homes priced between **\$130K–\$180K** can achieve competitive cash flow due to rising rents outpacing home values.
- Center Point's renter majority (**44%**) ensures consistent occupancy and **reduced lease-up risk** for newly renovated turnkey units.



Rent grew 4–5.3% YoY, while home values were mostly flat (–1.3% YoY), creating a favorable rent-to-value imbalance.

PEAK OPPORTUNITY: Turnkey Rentals

Why Turnkey with Peak:

- **Rent-ready** inventory: properties are renovated and often tenant-occupied, enabling day-one income.
- Vertically integrated: acquisitions, construction (PCG), property management (PPM), maintenance, **all in-house** for speed, quality, and accountability.
- **Investor tooling**: property pages provide proformas and an interactive calculator for quick underwriting and comparisons.
- Market access: current turnkey focus in Birmingham/Center Point, AL and DFW, TX, **balancing affordability and demand**.
- Simple path: you fund the down payment; Peak handles build/reno, leasing, rent collection, and resident care, **end-to-end**.
- Investor social proof: long-tenured investor network with transparent updates and **performance reporting**.
- **Scale & track record**: 550+ new-construction units delivered, 2,500+ properties managed, \$500M+ in transactions, 20+ years.
- Illustrative returns (from live/archived listings): cap rates typically ~6.5%–7.8%; cash-on-cash ~3.7%–5.6% depending on leverage and finish.
- Sample Center Point/Birmingham inventory (subject to change): 125 16th Ct Cir NE (3/1) listed at **\$150K**, gross rent \$1,250, ~6.5% cap; 121 26th Ave NW (3/1.5) at **\$149K**, ~6.9% cap.

LET'S CONNECT!

Ready to explore smart investing in Center Point, AL or curious about our Turnkey opportunities?

Discover opportunities that fir your goals, visit our website or connect with us directly . Let's turn your questions into profitable decisions today!

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