

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.

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

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