



7700 HARGROVE RD E.
COTTONDALE AL 35453

RENTRANGE ESTIMATE

\$ 1740

CONFIDENCE SCORE

87 %

EST PROPERTY VACANCY RATE

4.82 %

Report Date: 02/26/2025 **Versions:** R34.A3

Category	Rent
Radius Low	\$1,280
Radius Median	\$1,495
Radius High	\$1,810
Rent Estimate	\$1,740
Section 8	NA
Zip Low	\$1,350
Zip Median	\$1,612
Zip High	\$1,875

This chart displays the relationship between the number of days a property remains on the market and the vacancy rate over a 13-month period. The blue bars represent the 'Days on Market', while the orange line represents the 'Vacancy' percentage. The data shows a clear trend where higher vacancy rates correspond to a longer time spent on the market.

Month	Days on Market	Vacancy (%)
Jan	31	4.8%
Feb	33	5.0%
Mar	28	4.7%
Apr	28	4.6%
May	27	4.5%
Jun	26	4.5%
Jul	28	4.6%
Aug	28	4.65%
Sep	26	4.55%
Oct	28	4.7%
Nov	28	4.7%
Dec	28	4.7%
Jan	31	4.85%

A bar chart comparing the saturation rates of RentRange (orange bars) and Census (dark blue bars) across three geographic areas: MSA, County, and Zip. The Y-axis represents the Saturation Rate from 0 to 35. The data is as follows:

Geographic Area	RentRange Saturation Rate	Census Saturation Rate
MSA	27.2 %	14.1 %
County	24 %	14.6 %
Zip	18 %	9.4 %

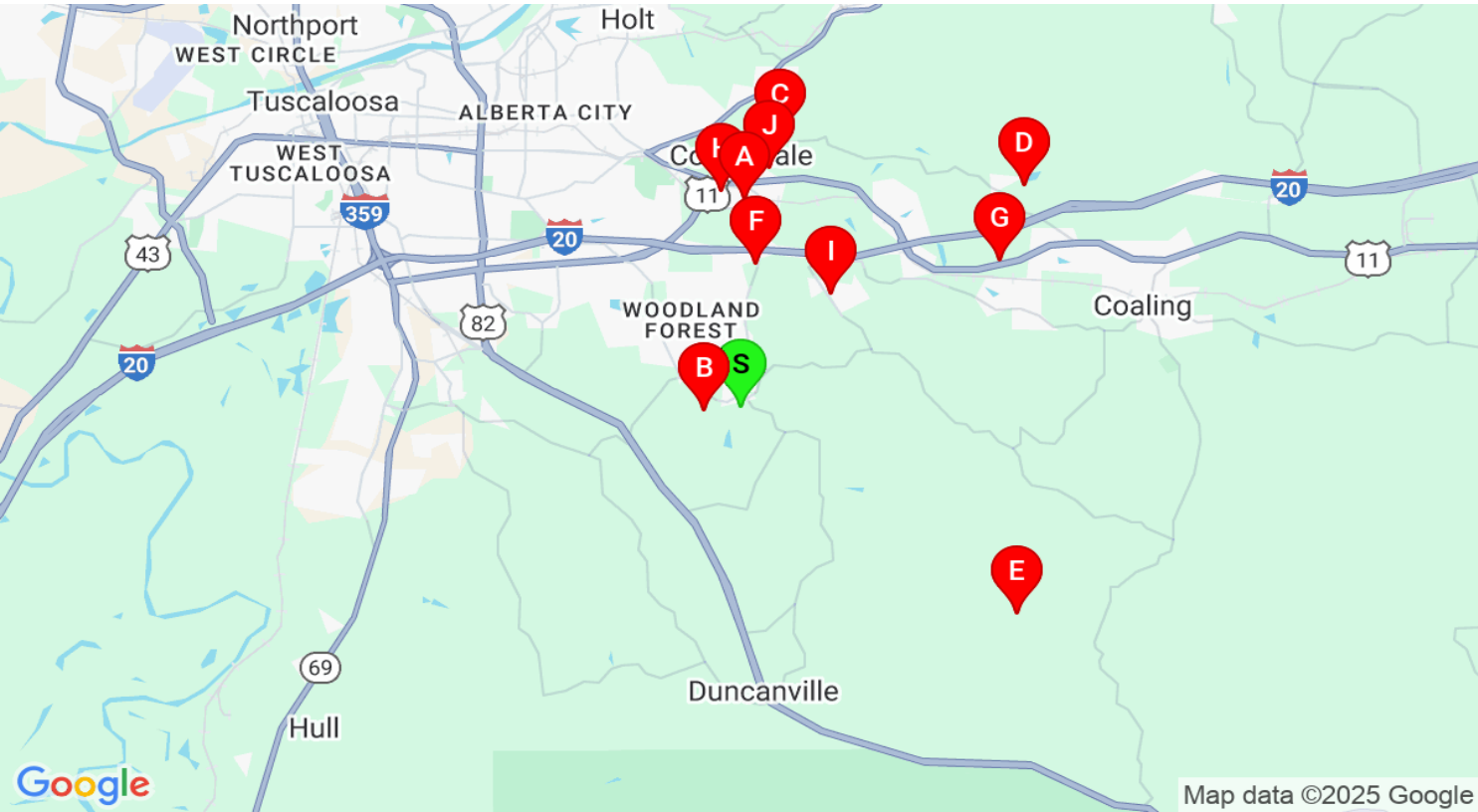
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COMPARABLE FOR-RENT PROPERTIES

7700 HARGROVE RD E.
COTTONDALE AL 35453

	SQ/FT	Bed	Bath	Year Built	Dist	Type	Rent
A: 2401 HEARTWOOD AVE COTTONDALE AL 35453	1,170	3	2	1968	3.59 mi.	Single Family	\$ 1,495
B: 5523 TORRI PARK DR COTTONDALE AL 35453	1,312	3	2	2022	0.59 mi.	Single Family	\$ 1,495
C: 5973 73RD PL E COTTONDALE AL 35453	1,120	3	2	2022	4.7 mi.	Single Family	\$ 1,600
D: 14347 ASHBOROUGH DR COTTONDALE AL 35453	1,629	3	1.5	1960	5.96 mi.	Single Family	\$ 1,495
E: 13834 ROANOKE DR COTTONDALE AL 35453	1,581	4	2	2007	5.7 mi.	Single Family	\$ 1,350
F: 4100 BUTTERMILK RD COTTONDALE AL 35453	1,822	3	2	1965	2.48 mi.	Single Family	\$ 1,850
G: 10801 TIARA DR COTTONDALE AL 35453	1,543.41	3	1	2005	4.88 mi.	Apartment	\$ 1,200
H: 7221 60TH AVE E COTTONDALE AL 35453	1,225	3	2	2005	3.74 mi.	Apartment	\$ 1,435
I: 4804 EASTERN HILLS LN COTTONDALE AL 35453	1,437	3	2	1989	2.43 mi.	Single Family	\$ 1,475
J: 1811 HURRICANE RD COTTONDALE AL 35453	1,724	3	2	1959	4.15 mi.	Single Family	\$ 1,450



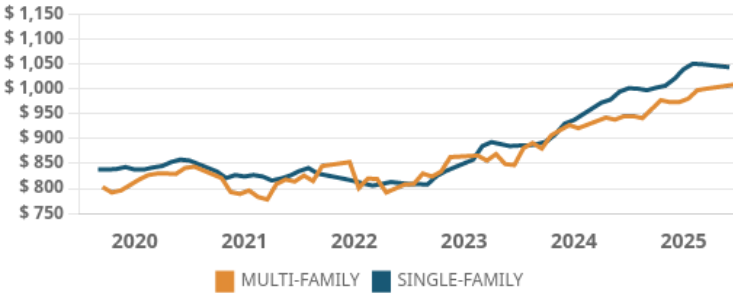
RentRange® estimates are based upon the subject property being in average condition and with average amenities. Property condition, amenities/upgrades/incentives & furnishings offered, preparation/cleaning time between tenants, marketing channels used to find tenants, and time of year for lease all play significant factors in the vacancy term. RentRange provides rental data (including rental estimates) to you for your information purposes only. Such rental data is based on limited data sets that may change at any time in our sole discretion. We do not have any obligation to keep the rental data up to date, nor do we make any representation or warranty of any kind, express or implied, as to the completeness, accuracy, reliability, suitability or availability of such rental data or the underlying data sets. The rental data is not intended to constitute, and in fact does not constitute, financial, investment, tax or legal advice. Any reliance on or other use of such rental data by you is at your sole risk. Copyright 2009-2025 RentRange LLC, unauthorized use, duplication, redistribution or disclosure is prohibited by law.



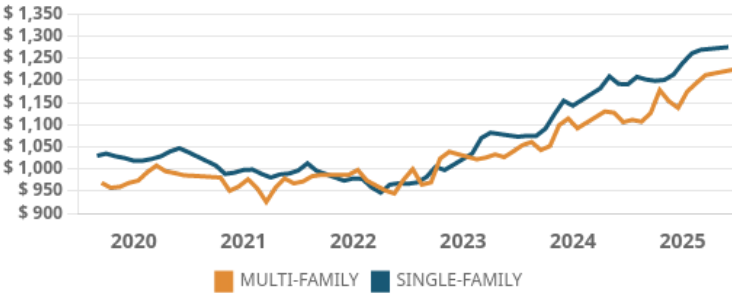
COUNTY RENT TRENDS BY BEDROOM & TYPE

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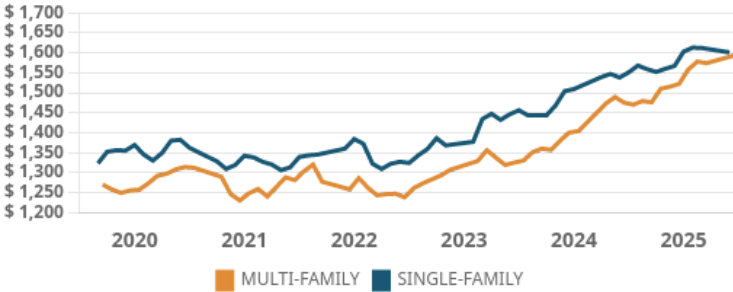
1BD RENTAL TRENDS IN COUNTY



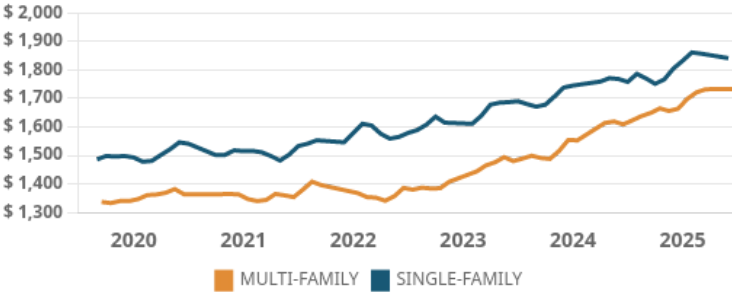
2BD RENTAL TRENDS IN COUNTY



3BD RENTAL TRENDS IN COUNTY



4BD RENTAL TRENDS IN COUNTY



MEDIAN HOUSING RENTAL RATES IN COTTONDALE, AL

TYPE	MEDIAN RENT	SECTION 8	AVG SQFT	\$/SQFT
No Data Available				

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AREA GROSS YIELD & RENTAL TRENDS

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GROSS YIELD PERCENTAGES OF 10 NEAREST ZIP CODES

ZIP CODES	GROSS YIELD %	MEDIAN RENT
35453	11.4 %	\$ 1,612
35456	10.11 %	\$ 1,622
35404	13.52 %	\$ 1,425
35490	10.35 %	\$ 1,600
35405	8.81 %	\$ 1,590
35188	8.21 %	\$ 1,647
35184	8.97 %	\$ 1,645
35401	17.08 %	\$ 1,505
35444	11.83 %	\$ 1,631
35406	5.32 %	\$ 1,819

RENTAL TREND SUMMARY

TYPE	1 MONTH CHANGE	3 MONTH CHANGE	12 MONTH CHANGE
Zip Code 35453	NA	\$ 36	\$ 134
County of TUSCALOOSA	\$ -11	\$ -2	\$ 62
State of AL	\$ -35	\$ -59	\$ 12

Data Sources

Rental comparables are collected from a national network of strategic resources that include but are not limited to: rental data aggregators, residential property managers, real estate investment enterprises, real estate technology providers and MLSs. We do not deploy screen-scrappers or bots to acquire protected or copyrighted data from the web. Our information is acquired in accordance with the resources terms of use and/or through licensed data-usage agreements.

**DATA DICTIONARY**7700 HARGROVE RD E.
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CENSUS COUNTRY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by U.S. Census / American Community Survey within the geography searched. Census estimates rental saturation for 1-4 unit properties and rental saturation for 5+ unit properties. The most recent Census data is from at least 21 months ago.
CONFIDENCE SCORE	The confidence score of a valuation is derived from FSD (Forecast Standard Deviation) and indicates the level of accuracy in the AVM estimate. For example, suppose the rent AVM estimate is \$1,000 and the corresponding confidence score is 95. In that case, there is a 68 percent probability that the actual market rent will fall between +/-5 percent around the rent AVM estimate, i.e. between \$950 and \$1,050. The higher the confidence score, the smaller the prediction error and the more confidence we have in the rent AVM estimate.
CUSTOM COUNTY SATURATION	Estimated percentage of renter-occupied units versus owner-occupied units as reported by RentRange within the geography searched. RentRange estimates rental saturation for single-family detached properties only.
CUSTOM COUNTY VACANCY	Estimated vacancy rate as reported by RentRange uses both public and proprietary information within the geography searched. Custom vacancy is for either single-family detached or multi-family depending on the report type.
DAYS ON MARKET	Days on market measures the average number of days the property has been listed for rent in that geography.
DAYS ON MARKET VS. VACANCY CHART IN COUNTY	Left Y axis shows days on market represented by bars, the right Y axis and curve line represent vacancy rate in the given county.
ESTIMATED PROPERTY VACANCY	RentRange's Estimated Property Vacancy is built from our proprietary aggregated analysis of geographic and property specific trends in each subject property's local area.
GROSS LIVING AREA (GLA)	Gross Living Area (GLA) is the total area of finished, above-grade residential space. It is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Finished basements and unfinished attic areas are not included in total gross living area.
GROSS YIELD	Gross yield is calculated by dividing the total annual projected gross income by the total property price. $\text{Gross yield} = \text{gross income} / \text{total property price}$
HIGH/LOW RADIUS RENT	Rent amount for the top and bottom tenth percentiles in the radius searched for either the single-family detached or multi-family properties.
MEDIAN RADIUS RENT	Median rent amount for all matching comparable rentals within the radius searched.



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METROPOLITAN STATISTICAL AREA
(MSA)

Metropolitan statistical areas are geographic entities delineated by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. Each metro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. Source: <http://www.census.gov/population/metro>.

MULTI-FAMILY	Includes apartments, condominiums, townhomes, duplexes, triplexes, and quadruplexes.
PRICE & RENT TREND IN COUNTY	The left Y axis represents average asking home price in the county, the right Y axis represents asking rent amount, and the X axis details the year for the subject property type and number of bedrooms.
PROPERTY TYPE	If not specified, rental rates for single-family detached homes will be returned.
RADIUS SEARCHED	The distance in 0.5 mile increments of the search radius to return a statistically significant number of comparable rental properties.
RENTRANGE RENTAL ESTIMATE	RentRange® Rental Estimate for the subject property using our proprietary algorithm. The Rental Estimate assumes that the property is in average condition compared to the condition of the properties in the radius searched.
SECTION 8	County-level Section 8 rental amount for the number of bedrooms, provided by Housing & Urban Development (HUD).
SINGLE-FAMILY	Stand alone single-family home.