

THE REAL ESTATE Spin



SOLD
in Eagle Point



SOLD
in Hoover



SOLD
in Hoover



SOLD
in
Gardendale

WHAT I'M SEEING IN OUR LOCAL REAL ESTATE MARKET

The Alabama market remains strong and steady, with buyers continuing to migrate toward affordable, spacious areas like Shelby County and Jefferson County. Inventory has improved slightly, but many homeowners are still "rate-locked," keeping supply tighter than normal and prices relatively stable. Remote and hybrid work are still shaping buyer preferences, with high demand for flex spaces, home offices, and outdoor living.

New construction is active across the state, especially in fast-growing suburbs, though higher building costs are pushing builders toward more efficient, moderately sized homes. Build-to-rent communities are also expanding as renters seek suburban living without long-term commitments. Overall, Alabama remains a desirable market driven by job growth, lifestyle appeal, and steady population increases.

REAL ESTATE TIP OF THE MONTH

Winter puts extra stress on your home. This is a great time to replace HVAC filters, check for drafts around windows and doors, clear gutters of debris, and keep an eye on pipes during cold snaps. Staying ahead of small maintenance tasks now can help prevent costly repairs later in the year.

Protecting your home in winter protects its value. Simple maintenance like sealing drafts, servicing the heating system, clearing gutters, and monitoring pipes during freezing temperatures helps prevent damage and preserves long-term value. Homes that are well cared for year-round tend to sell faster and for more when the time comes.



UPCOMING EVENTS IN SHELBY COUNTY

JANUARY
3
Birmingham Bulls Hockey
7PM



JANUARY
23
All American Circus
4PM-6PM



JANUARY
10
Forging Families 5K/10K & Fun Run
4PM-6PM



JANUARY
24
Kevin Derryberry Band
4PM-6PM



JANUARY
16-17
Shelby County Extreme Bulls
4PM-6PM



JANUARY
30
World of Wheels Custom Auto Show:
4PM-6PM



SHELBY COUNTY HOUSING MARKET LATE 2025 SNAPSHOT - Q4

Location	No. of Listings	Dollar Volume	Average Price	Median Price	Average DOM
N Shelby, Hoover	246	\$162,668,677	\$661,255	\$535,000	48
Harpersville/Sterrett	22	\$8,740,302	\$397,286	\$271,700	59
Chelsea	164	\$66,610,858	\$406,164	\$364,900	68
Columbiana/Wilsonville	67	\$22,940,231	\$342,392	\$287,400	54
Helena, Pelham	234	\$91,647,399	\$391,656	\$366,765	56
Alabaster/Maylene	136	\$44,440,076	\$326,765	\$315,000	43
Calera/Montevallo	179	\$52,572,845	\$293,703	\$269,000	61

*According to the Birmingham MLS

AS FOR ME AND MY LITTLE CORNER OF THE WORLD...

OUR SUMMER EXPLORING WAS IN YOSEMITE



Steve and I did the infamous hike of Half Dome in Yosemite National Park. It is one of the most iconic and challenging hikes in the U.S., drawing adventurers (or daredevils) from around the world. Our hike was a fun, yet strenuous 16 mile round trip trek with over 4,800 feet of elevation gain, making it a full-day experience. The final ascent included the famous cable route up 400 yards, where we pulled ourselves up the steep, exposed granite wall using metal cables anchored into the rock. We had to apply for a permit to climb, but once we got it, there was no turning back. At the summit we enjoyed breathtaking 360° views of Yosemite Valley—an unforgettable experience!!

Michelle Lagle Hicks
REALTOR®

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