



AD Mortgage

NMLS# 958660



Alabama Down Payment Cheat Sheet

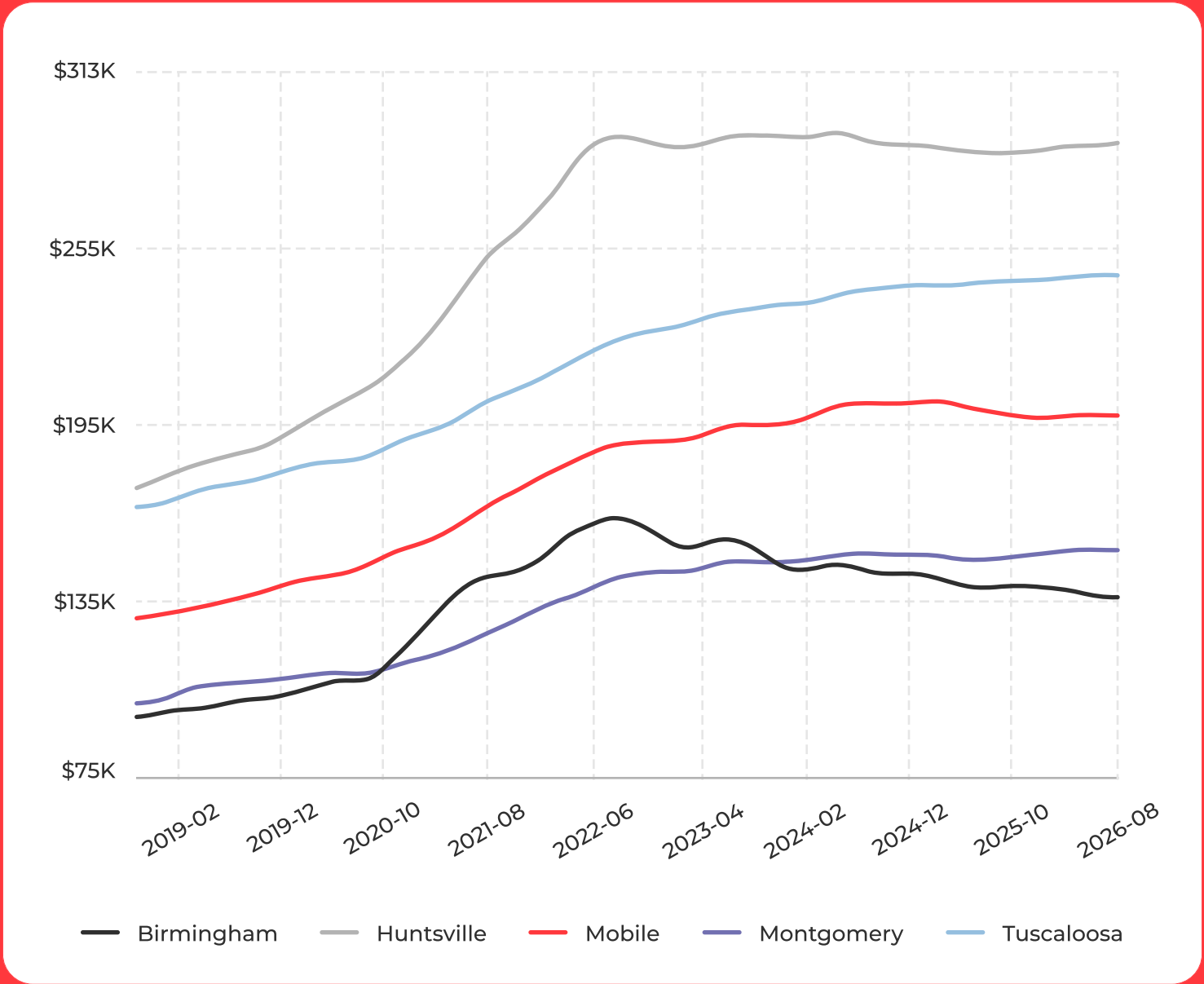
How Long Buyers May Need
to Save in Major Alabama Cities



Alabama Housing Market

Typical Home Value: **\$241,613**

Median Days on Market: **30 days**



Source: [Zillow](#)

Huntsville



● House for sale

\$495,000

4 bed 3 bath 2,325 sq ft

306 Spring Valley Ct SW,
Huntsville, AL 35802



● House for sale

\$548,800

4 bed 3 bath 3,225 sq ft

12 Wax Ln SW,
Huntsville, AL 35824



● House for sale

\$230,000

4 bed 2 bath 1,499 sq ft

2652 Winchester Rd,
Huntsville, AL 35811

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Huntsville, AL	\$290,244	\$83,235	15%	4.60%	11.4	8%	6.5

Mobile



● House for sale

\$220,000

3 bed 2 bath 1,401 sq ft

10 S Reed Ave,
Mobile, AL 36604



● House for sale

\$219,900

3 bed 2 bath 1,446 sq ft

9420 Copperfield Dr N,
Mobile, AL 36608



● House for sale

\$459,000

3 bed 2 bath 1,776 sq ft

201 Eliza Jordan Rd S,
Mobile, AL 36608

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Mobile, AL	\$198,189	\$55,307	15%	4.60%	11.7	8%	6.7

Birmingham



● House for sale

\$209,900

3 bed 2 bath 1,322 sq ft

1108 51st St W,
Birmingham, AL 35208



● House for sale

\$899,000

4 bed 5 bath 5,437 sq ft

128 Southledge,
Birmingham, AL 35242



● House for sale

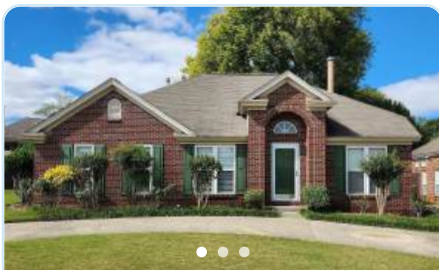
\$439,000

4 bed 3 bath 2,861 sq ft

5532 Surrey Ln,
Birmingham, AL 35242

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Birmingham, AL	\$136,876	\$51,355	15%	4.60%	8.7	8%	5.0

Montgomery



● House for sale

\$226,000

3 bed 2 bath 1,544 sq ft

742 Ryefield Ct,
Montgomery, AL 36117



● House for sale

\$399,900

4 bed 5 bath 3,337 sq ft

6236 Oliver Dr,
Montgomery, AL 36117



● House for sale

\$125,000

3 bed 1 bath 1,080 sq ft

3413 Loch Haven Rd,
Montgomery, AL 36109

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Montgomery, AL	\$152,837	\$59,292	15%	4.60%	8.4	8%	4.8

Tuscaloosa

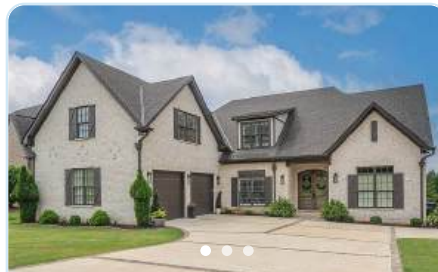


● House for sale

\$249,900

3 bed 2 bath 1,554 sq ft

845 Weatherby Dr,
Tuscaloosa, AL 35405



● House for sale

\$1,250,000

5 bed 6 bath 4,543 sq ft

9714 Lake Side Dr,
Tuscaloosa, AL 35406



● House for sale

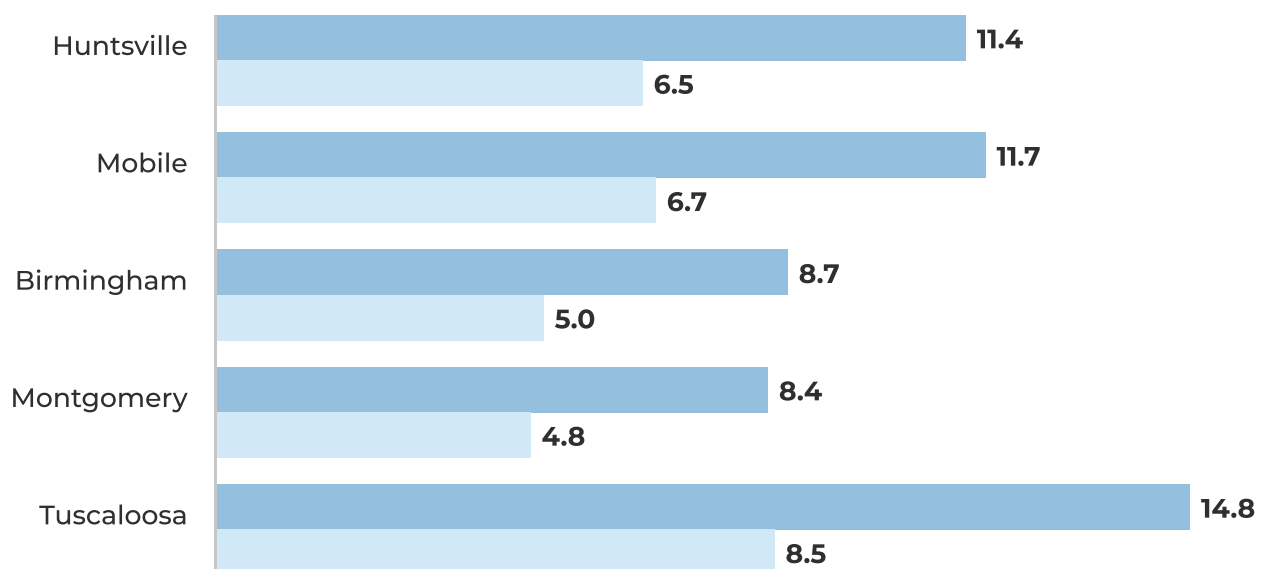
\$619,900

3 bed 4 bath 1,700 sq ft

615 5th St NE,
Tuscaloosa, AL 35404

City	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Tuscaloosa, AL	\$245,668	\$54,212	15%	4.60%	14.8	8%	8.5

Years to Save for a Down Payment



■ at 4.6% saving rate ■ at 8% saving rate

How to Save for a Down Payment Faster

- ✓ Set a clear target you need to save
- ✓ Keep down payment savings in a separate, high-yield account
- ✓ Consider borrowing from family or friends
- ✓ Lower bills and optimize expenses
- ✓ Pay off high-interest debts
- ✓ Explore state and multi-county down payment assistance programs, including:
 - **AHFA Step Up:** up to 4%, capped at \$10,000, for eligible buyers using an AHFA Advantage conventional, FHA, VA, or USDA loan. Assistance is structured as a 10-year second mortgage alongside a 30-year fixed-rate first mortgage.
 - **AHFA First Step:** up to \$10,000, paired with an AHFA First Step mortgage for eligible buyers. Assistance is a 10-year second mortgage; income and sales-price limits vary by area, and the property must be the buyer's primary residence.
 - **AHFA Affordable Income Subsidy Grant:** eligible borrowers using an AHFA First Step or Step Up program may qualify for an additional grant to help with closing costs.
- ✓ Explore local down payment assistance programs, including:
 - **Birmingham DPA Program:** up to \$10,000 for eligible homebuyers, structured as a 0% interest, five-year forgivable loan.
 - **Huntsville Homeownership Assistance Program (HOAP):** up to \$24,999 or 10% of the purchase price for eligible first-time buyers. Assistance is a five-year deferred loan, with 20% forgiven each year the buyer remains in the home.
 - **Mobile First-Time Homebuyers Program:** up to \$15,000 for income-eligible buyers. Assistance is forgiven after five years of owner occupancy.
 - **UAB Blazer Home Initiative:** up to \$15,000 in down payment assistance for eligible University of Alabama at Birmingham employees purchasing a home in eligible areas, subject to program requirements.

Study Methodology

Typical home values represent Zillow Home Value Index (ZHVI) data as of August 31, 2026. All values reflect housing prices at the city level, based on municipal boundaries, not metropolitan statistical areas.

The selection of cities is based on population data from the U.S. Census Bureau (May 2025), focusing on the largest incorporated places in Alabama.

Median household income figures are based on the most recent data available from the U.S. Census Bureau's American Community Survey (ACS). Income data was retrieved using city- or town-level queries (e.g., "Mobile city, Alabama") to ensure geographic consistency with home value estimates.

The median percent down payment (15%) is derived from the 2025 NAR Home Buyers and Sellers Generational Trends Report, which provides benchmark data on typical buyer behavior across the United States. This percentage reflects a simplified average between first-time and repeat buyers for the purposes of this model.

The personal saving rate is taken from the Bureau of Economic Analysis (BEA), based on the most recent national release for August 2025. In addition to calculations using the official national saving rate (4.6%), the analysis includes an alternative scenario applying a moderate household saving rate of 8%, reflecting real-world saving patterns.

Down payment assistance programs referenced are examples only and may not be available through AD Mortgage. AD Mortgage accepts only eligible down payment assistance programs that meet provider eligibility requirements, applicable program guidelines, investor requirements, and underwriting criteria.

