

THE COMPLETE 2026 RELOCATION GUIDE

Scottsboro, Alabama

Life Is Better on the Lake

Cost of living · housing · neighborhoods · schools ·
jobs · healthcare · food · festivals · lake life —
everything you need to plan your move to
Jackson County.

\$278.9K

MEDIAN SALE PRICE

208

SUNNY DAYS/YR

69,000 ac

LAKE GUNTERSVILLE



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Your Complete Guide to Life in Scottsboro

Whether you found us from across the country or across the county line — welcome. This guide packs everything a relocating family, retiree, or remote worker needs to know about Scottsboro and Jackson County, Alabama: real numbers, honest local knowledge, and the details other guides skip.



"I put this guide together because moving to a new town is a leap of faith — and Scottsboro rewards it. Read it, keep it, share it, and when you're ready to talk about a home, land, or a lake view, call me. I answer."

— Myra Tonmoy, Realtor · 256.542.0003

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Reading this before a visit?

Myra will build you a custom tour day — homes, neighborhoods, lunch on the square, sunset at the lake.

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Why Families, Retirees & Remote Workers Are Choosing Scottsboro

Scottsboro is the county seat of Jackson County, tucked into Alabama's northeastern mountains where the Tennessee River widens into Lake Guntersville. Founded by Robert T. Scott in 1856 as a stop on the Memphis & Charleston rail line, it grew into the county's largest city — and today it offers something increasingly rare in America: genuine small-town life with a big lake, real jobs nearby, and housing most budgets can actually afford.



Your Dollar Goes Further

Cost of living runs roughly 10-15% below the U.S. average, driven mostly by housing. A budget that rents an apartment in a big metro buys a whole house here.



The Lake Is the Lifestyle

Lake Guntersville — 69,000 acres of the Tennessee River — wraps around the city. Boating, kayaking, and world-class bass fishing are minutes from any driveway.



Connected, Not Crowded

45 minutes to Huntsville's booming tech corridor, an hour to Chattanooga, five interstates within an hour's drive on Highway 72.



Real Community

Trade Day has run on the courthouse square since 1902. Friday nights mean high school football. Neighbors still wave.



Care Close to Home

A 170-bed hospital in town, backed by the Huntsville Hospital Health System — rare for a city this size.



Quietly Growing

Population is up over 4% since 2020 as buyers discover the Huntsville-paycheck, Scottsboro-mortgage equation.

"Scottsboro feels like a welcoming find — a historic square, a working downtown, and 69,000 acres of water five minutes away."

Wondering if Scottsboro fits your life?

Myra answers relocation questions all day — call or text for a quick, honest conversation.

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Scottsboro by the Numbers

The fast facts every relocating family asks about — population, growth, jobs, and lifestyle — in one page you can screenshot and send to your spouse.

~16,200

City population — the largest in Jackson County, growing ~0.7% a year

~52,500

Jackson County population, with 789,000+ people within a 45-mile radius

1856

Year founder Robert T. Scott established the rail stop that became Scottsboro

~3.3%

Local unemployment rate — below the national average

80+

Manufacturing operations across Jackson County

68%

Of occupied homes are owner-occupied — a stable, settled community

41

Median age — a genuine mix of young families, professionals, and retirees

75%

Of housing stock is detached single-family homes — space is the default

14 min

Average commute — about half the national average

170

Hospital beds at Highlands Medical Center, right in town

1M+

Annual visitors drawn downtown by Unclaimed Baggage and the historic square

3 + 1

Three railroads plus a municipal airport — and barge access to the Gulf via the river

30 mi

From two state lines. Scottsboro sits 30 miles from both Georgia and Tennessee—Chattanooga, Huntsville, and Nashville weekends are all on the table.

Cost of Living: What Your Money Buys Here

This is the number one question relocating buyers ask — and it's Scottsboro's strongest card. The overall cost of living index sits around 89 (U.S. average = 100), and housing is the biggest reason why: the local MLS median sale price is \$278,910 — roughly \$150,000 under the national median.

Median Home Sale Price: Scottsboro vs. Jackson County vs. USA



Scottsboro & Jackson County: ValleyMLS InfoSparks — single-family, 12-month median, June 2026 (Scottsboro +1.4% YoY). U.S.: NAR median existing-home price, May 2026.

~35%

Below the national median sale price. The MLS median here is \$278,910 vs. \$429,300 nationally — sell in a big metro and many relocating buyers arrive with a small mortgage or none at all, and bank the difference.

~\$800/mo

Typical median rent — renting while you house-hunt won't wreck the budget.

15.2¢/kWh

Alabama's average residential electric rate, below the U.S. average — TVA power keeps utility bills reasonable.

Housing = the gap

Housing drives most of the savings; groceries and transportation also run at or below national averages.

Want the real numbers for your exact budget?

Myra can pull current listings and price history for any neighborhood in the county — free, no obligation.

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The Housing Market: What's Actually For Sale

Scottsboro's housing stock is dominated by single-family homes — about 75% of all housing is detached houses — with a healthy mix of lakefront property, in-town classics, newer construction, and rural acreage. Here's how the market breaks down for buyers.

ENTRY & STARTER

In-Town Homes

Established streets, mature trees, and solid mid-century homes. This is where first-time buyers and downsizers find the county's best value — and quick access to schools and the square.

Typically \$150K – \$260K

FAMILY MOVE-UP

Newer Subdivisions

Newer builds concentrated toward North Scottsboro and the Highway 72 corridor — bigger floor plans, modern finishes, and the fastest Huntsville commute.

Typically \$260K – \$420K

THE DREAM

Waterfront & Lake-Access

Homes on or near Lake Guntersville, from cozy lake cottages to full luxury estates with private docks. Sunset over the water, every night, from your porch.

Typically \$350K – \$1M+

SPACE & FREEDOM

Land & Farmland

Rural Jackson County acreage — build sites, hobby farms, hunting land, and working farmland. Yes, Waterfront International Realty sells all of it.

Priced by the acre

MARKET FACT

SCOTTSBORO / JACKSON COUNTY

Median sale price — Scottsboro (single-family, 12-mo)	\$278,910 · up 1.4% year-over-year
Average sale price — Scottsboro (single-family, 12-mo)	\$358,436 — pulled up by waterfront & luxury sales
Median sale price — Jackson County (single-family, 12-mo)	\$260,250 · up 0.3% year-over-year
Owner-occupied share	~68% of occupied homes
Median construction year	1978 — plus steady new building since 2000
Detached single-family share	~75% of all housing
Typical median monthly housing cost	~\$841 all-in (owners + renters combined)

Sale prices: ValleyMLS InfoSparks, single-family, 12-month figures as of June 2026. Averages run above medians because high-end waterfront sales pull the mean up.

Want hand-picked current listings?

Tell Myra your budget and category — homes, land, farmland, or waterfront — and she'll send a curated list.

myra@RealtorMyra.com

Neighborhoods & Areas at a Glance

Every area of Scottsboro has its own personality. Here's the honest local read on each — the kind of guidance you only get from an agent who actually lives here.



Downtown & Courthouse Square

The walkable historic core — shops, cafés, Payne's soda fountain (est. 1869), and every Trade Day, festival, and parade right outside your door. Charm per square foot: unbeatable.



Goose Pond & the Lake Areas

Boater country. Near the marina, two championship golf courses, and the "Miracle Mile" of bass fishing. Water views come standard; dock space is the local status symbol.



West Scottsboro

The established family pick — well-kept homes, quiet streets, mature yards, and close proximity to city schools.



North Scottsboro / Hwy 72 Corridor

The commuter's choice — fastest route to Huntsville, newer subdivisions, shopping, and steady growth. Where most new construction lands.



Rural Jackson County

Mountains, caves, and farmland — Skyline, Section, Pisgah, and beyond. Acreage living 15 minutes from town, with some of the best views in Alabama.



Nearby Towns

Hollywood, Stevenson, Bridgeport, Langston, and Dutton round out the county — each with its own character and price point. Myra covers them all.

Local tip: before you fall in love with a house, ask which school zone it feeds and how far the nearest boat ramp is. In Scottsboro, both questions matter.

Lake Guntersville & the Great Outdoors

This is where Scottsboro stops competing with other small towns and starts competing with vacation destinations. You're not just buying a house here — you're buying a lifestyle people save all year to visit for one week.



The "Miracle Mile" of Bass Fishing

Lake Guntersville is consistently rated among the best bass fishing lakes in America. Anglers travel from all 50 states for trophy largemouth; you'll live ten minutes from the ramp.



Goose Pond Colony Resort

A 314-acre city-owned resort: two 18-hole championship golf courses (the George Cobb-designed Lake Course is a 4-star Golf Digest pick), full-service marina, lakeside cottages, campground, beach, walking trail, and The Docks restaurant on the water.



Walls of Jericho

Nicknamed the "Grand Canyon of the South" — a 21,000-acre bowl canyon with waterfalls, a limestone gorge, and serious hiking, just north of town.



Caves, Eagles & Wild Places

Watch 250,000 endangered gray bats emerge at dusk from Sauta Cave. Tour Cathedral Caverns and 10,000-year-old Russell Cave National Monument. Photograph Neversink Pit, Alabama's most famous sinkhole. Spot wintering bald eagles on the lake.

314 ac

Of public lakefront resort owned by the city itself. Goose Pond Colony was deeded by TVA in 1969 and has been Scottsboro's "year-round playground" ever since — golf, marina, beach, trails, and dining, open to everyone.



Boating

Multiple marinas and public ramps; the new 7-dock expansion at Goose Pond adds slips of every size.



Camping

Waterfront campground with ~150 sites, tiny cabins, and RV pads right on the lake.



Winter Eagles

Bald eagles winter on Lake Guntersville — guided Eagle Awareness weekends draw birders nationwide.

Schools & Education

Two public districts serve the area, with small class sizes and strong community involvement — plus community college and university options within easy reach.

CITY DISTRICT

Scottsboro City Schools

Serves the city from elementary through Scottsboro High School. Ranked among Alabama's better districts (top-50 statewide by Niche), with a B+ rated junior high, strong athletics (#1 in the county for athletes), and student-teacher ratios around 17:1.

COUNTY DISTRICT

Jackson County Schools

Serves surrounding communities including North Jackson and Skyline — smaller schools with tight-knit hometown character and growing career-tech programs for students headed straight into skilled trades.

HIGHER ED

Colleges Within Reach

Northeast Alabama Community College is nearby in Rainsville. The University of Alabama in Huntsville and Alabama A&M are about 45 minutes west — commutable for degrees and dual enrollment.

FOR PARENTS

What Relocating Parents Should Do First

School zoning follows your address. Before you fall in love with a house, Myra can tell you exactly which schools it feeds — ask early, because it shapes the whole search.

QUICK FACTS

DETAIL

Scottsboro High School	~730 students · 17:1 ratio · B overall (Niche 2026)
Scottsboro Junior High	B+ overall · top-3 middle school in Jackson County
District rank	#41 best school district in Alabama (Niche 2026)
Class sizes	Roughly 17–19 students per teacher across grades

Jobs, Economy & the Huntsville Factor

The TVA transformed this region in the 1930s — cheap hydroelectric power, a navigable river, and three rail lines built an industrial base that still anchors the county. And now there's a second engine 45 minutes west: Huntsville.



Manufacturing Backbone

80+ manufacturing operations across Jackson County — aluminum, textiles, carpet yarn, industrial fibers, and store fixtures — supported by rail, river barge, and TVA power.



The Huntsville Commute

America's fastest-growing tech hub — aerospace, defense, and NASA's Marshall Space Flight Center — is 45 minutes west on Highway 72. Thousands live in Jackson County and earn Huntsville salaries.



Healthcare & Education

Highlands Medical Center, both school districts, and city/county government are among the area's steadiest employers.



Remote-Work Ready

Work-from-home share here runs above the state average — a lake-view home office costs less than a parking space in most tech cities.

45 min

To one of America's hottest job markets. The relocation math many buyers run: Huntsville paycheck + Scottsboro mortgage + lake on the weekend. It's the arbitrage play of North Alabama.

LOGISTICS ASSET

WHY IT MATTERS

Highway 72	Direct corridor: Huntsville 45 min west, Chattanooga ~1 hr east
Five interstates within 1 hour	I-565, I-65, I-24, I-59, I-75 — regional reach for business and travel
Tennessee River barge access	Freight reaches the Port of Mobile in ~4.5 days
Three railroads + municipal airport	CSX, Norfolk Southern, Sequatchie Valley; 5,250-ft lighted runway

Healthcare: Covered Close to Home

You don't have to drive to a big city for care. Highlands Medical Center is a 170-bed, Joint Commission-accredited hospital right in Scottsboro — part of the Huntsville Hospital Health System.

Full-Service Hospital

Emergency, inpatient, outpatient, and surgical services — the hub of care for all of Jackson County's ~54,000 residents.

Clinics Across Town

Family medicine, pediatrics, OB-GYN, urgent care, occupational medicine, home health, and rehab throughout the Highlands network.

Big-System Backup

As part of Huntsville Hospital Health System, specialists and advanced care are a direct referral and 45-minute drive away.

Food, Downtown & One World-Famous Store

Downtown Scottsboro draws over a million visitors a year — a wild number for a town this size — and the food scene punches far above its weight.



Payne's Sandwich Shop & Soda Fountain

Alabama's oldest soda fountain, founded 1869, styled like a 1950s diner on the square. Order the peanut Coke — it's tradition.



Unclaimed Baggage

The nation's only retailer of lost airline luggage — a store bigger than a city block drawing 1M+ visitors a year from all 50 states and 40+ countries. It's in your new hometown.



BBQ, Catfish & Lake Dining

KC's BBQ overlooking the lake, Holy Smokes, 50 Taters comfort food, catfish at the fish camps, wood-fired pizza at Warehouse 207, and dinner on the water at The Docks.



History That Matters

The Scottsboro Boys Museum — a stop on the U.S. Civil Rights Trail — preserves the story of the landmark 1931 case that reshaped American constitutional law. Powerful, important, and walkable from the square.

A Year of Small-Town Traditions

Scottsboro's calendar revolves around the courthouse square — anchored by a trading tradition that started as Horse Swapper's Day in 1902, dreamed up by the local newspaper editor to bring crowds to town. It worked. It's still working 120+ years later.

MONTHLY · YEAR-ROUND

First Monday Trade Day

One of the South's oldest and largest trade days — antiques, crafts, food, plants, and old-fashioned haggling on the square, held the Saturday before each first Monday. Labor Day weekend's edition is the biggest of the year, running three full days.

LABOR DAY WEEKEND

Art in the Park

40+ years of artists filling Caldwell Park — paintings, jewelry, pottery, and kettle corn under the trees, the same weekend as the year's largest Trade Day. Plan for both.

SPRING & SUMMER

BBQ Festival & Live Music on the Square

Pitmasters compete for bragging rights while bands play — downtown's modern additions to a very old habit of gathering on the square.

WINTER

Eagle Awareness Weekends

Lake Guntersville's wintering bald eagles draw birders from across the country to guided viewing events — one of the South's great wildlife spectacles.

"Each first Monday could be made a lively day for buying, swapping and selling..." — the 1902 newspaper pitch that started a 124-year tradition.

Visiting during an event weekend?

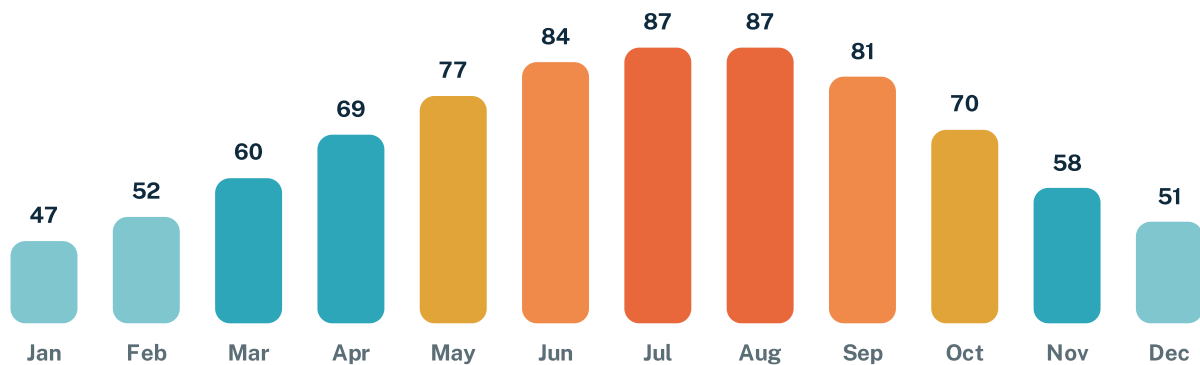
Smart move — it's the best way to feel the town. Myra can schedule home tours around Trade Day so you get both.

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Four Real Seasons (Heavy on the Nice Ones)

Scottsboro gets 208 sunny days a year, long springs and falls, hot lake-day summers, and short mild winters with barely 2 inches of snow. Boating season is generous.

Average High Temperature by Month (°F)



Long-term climate averages. Roughly 8 months a year above 60°F — that's boating weather.

☀️ 208 sunny days

Slightly above the U.S. average of 205 — the lake earns its keep.

❄️ ~2" of snow a year

Versus a 28" national average. Own a snow shovel for nostalgia only.

🌧️ Green for a reason

Around 52–55" of annual rain keeps the mountains and lake country lush. Spring storms are part of Tennessee Valley life — locals keep a weather radio and don't think twice.

Your Scottsboro Moving Checklist

The simple timeline Myra walks every relocating buyer through — from first call to homestead exemption. Print this page.

- 8+ Weeks Out — Get Positioned**
Call Myra to define budget, must-haves, and school zones. Get pre-approved with a lender. Start touring in person or by video walkthrough if you're out of state.
- 4 Weeks Out — Lock It In**
Go under contract, schedule inspection, book movers, and start utility setup at your new address: power, water, gas, internet, and trash service.
- Moving Week — Keys in Hand**
Final walkthrough, closing day, key handoff. Confirm utility and internet start dates before the truck arrives.
- After You Arrive — Make It Official**
Alabama driver's license, vehicle registration, and voter registration — and don't skip the Jackson County homestead exemption, which lowers your property tax bill.

NEW-RESIDENT TO-DO	WHERE / NOTE
Driver's license & vehicle tags	ALEA office / Jackson County Courthouse — bring proof of residence
Homestead exemption	Jackson County — file after closing on your primary residence
Voter registration	Register online with the Alabama Secretary of State
Utilities & internet	Set start dates ~2 weeks before move-in; TVA - powered electric rates run below U.S. average
Boat registration 😊	Alabama boat registration through the county — you'll want it by summer

Want this handled with you, step by step?

Relocation buyers are Myra's specialty — she coordinates the whole timeline so nothing slips.

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Meet Myra Tonmoy — Your Scottsboro Realtor



Myra Tonmoy

Realtor · Waterfront International Realty · Scottsboro & Jackson County, Alabama

Myra lives and works right here in Jackson County, and Waterfront International Realty is a true full-service local brokerage. Don't let the name fool you — the team handles **every type of real estate**: waterfront homes, in-town houses, new construction, land, and farmland across Scottsboro and all of Jackson County. If it has an address (or even just a parcel number), Myra can help you buy it or sell it.



HOMES



LAND & FARMLAND



WATERFRONT



RELOCATION BUYERS



SELLERS



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For Buyers

Curated listing searches, video walkthroughs for out-of-state buyers, school-zone guidance, and negotiation with local market knowledge.

For Sellers

Pricing strategy built on real Jackson County comps, professional marketing, and exposure to the steady stream of relocating buyers reading guides like this one.

For the Curious

Not ready yet? That's fine. Call anyway — Myra will tell you what your budget looks like here and what to watch in the market. No pressure, ever.

"My favorite call is the one that starts with 'we're thinking about moving to the lake...' — that's where every great Scottsboro story begins."



YOUR MOVE STARTS HERE

Ready to Call the Lake Home?

Buying, selling, or just curious what your budget looks like in
Scottsboro — Myra will give you the straight answer and a plan.
No pressure, all local knowledge.

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