

Geneva County, AL

County · AL · Alabama

BALANCED MARKET

\$129K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

371

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



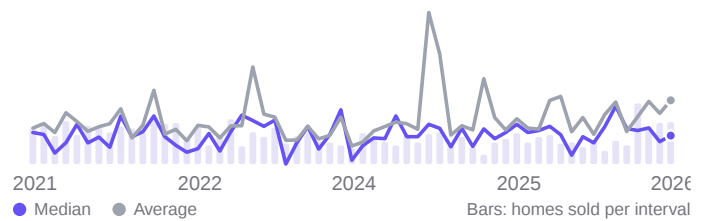
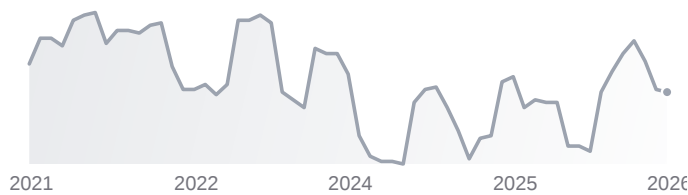
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$128K · Average \$213K

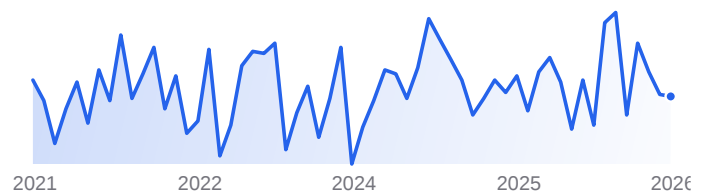
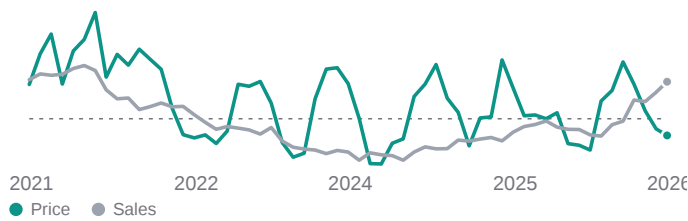


Growth (year over year)

Price -10.2% · Sales +22.8%

Price per square foot

\$78/ft²

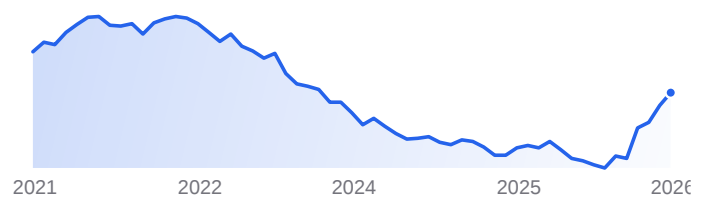
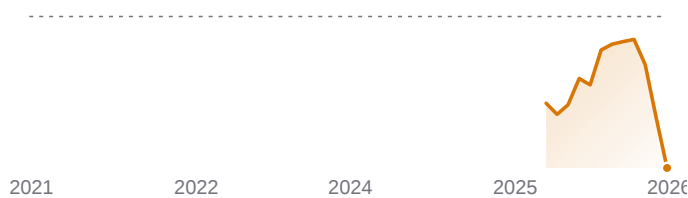


Sale premium vs estimated value

-11.1%

Annual turnover (share of homes sold)

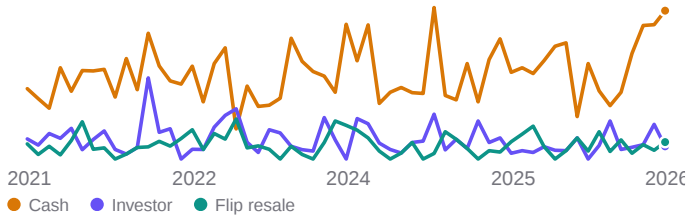
3.3%



BUYERS & OUTCOMES

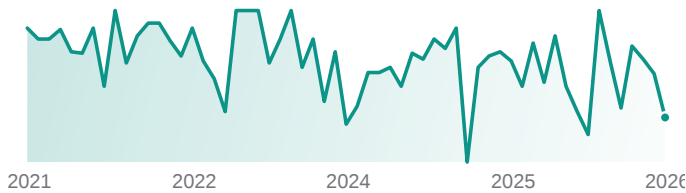
Buyer mix

Cash 78% · Investor 6.7% · Flip resale 8.9%



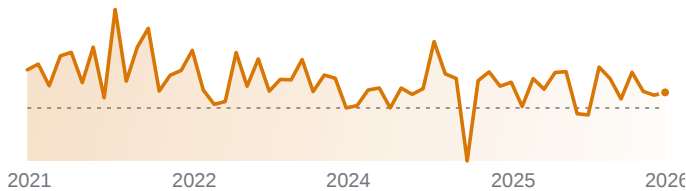
Sellers who sold at a gain

53%

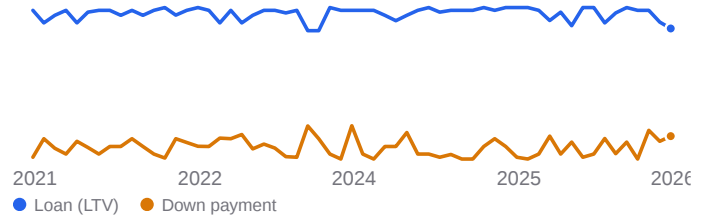


Median annualized return at resale

+4.5%

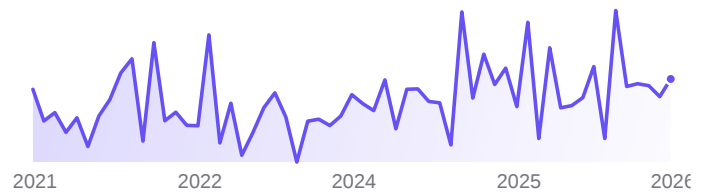


Financing (share of purchase price) Loan (LTV) 86% · Down payment 17%



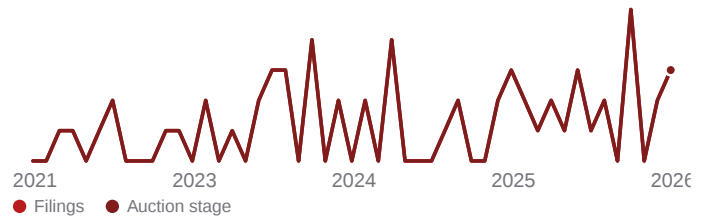
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,110
Median value (AVM)	\$173K
Median size	1,465 ft²
Median year built	1978
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	78%
Company owned	9.6%
Median loan-to-value	18%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	27,479
Density	48 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	14.6%
Unemployment	0.8%
Average temp	66°F
Annual precip	59 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.