

Black

City · AL · Alabama · Geneva County

\$37K

MEDIAN SALE PRICE

-39.2%

1-YR CHANGE

6

SALES (12 MO)

\$200K

MEDIAN VALUE (AVM)

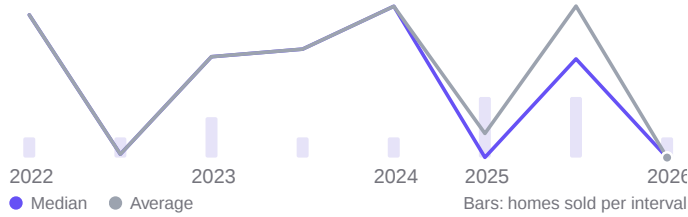
MARKET TRENDS (5 YEARS)

Sale prices

Median \$37K · Average \$37K

Growth (year over year)

Price -39.2% · Sales +200.0%

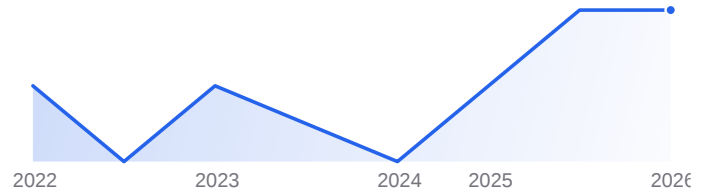
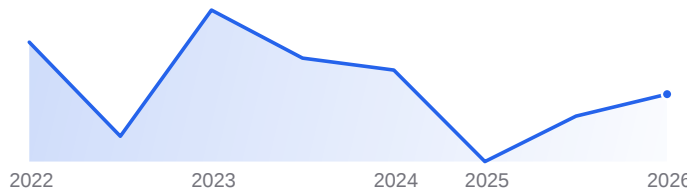


Price per square foot

\$57/ft²

Annual turnover (share of homes sold)

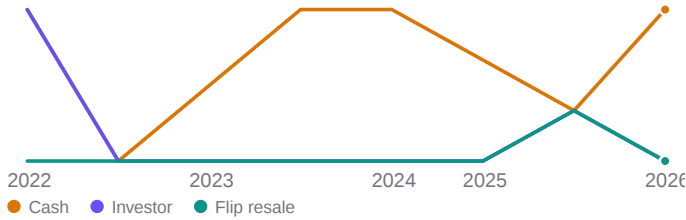
2.3%



BUYERS & OUTCOMES

Buyer mix

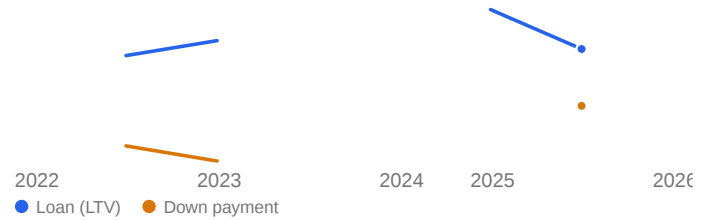
Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

67%

Financing (share of purchase price) Loan (LTV) 84% · Down payment 47%



Typical hold before selling

2.6 yrs

Median annualized return at resale +3.2%

2022 2023 2024 2025 2026

HOUSING STOCK

Homes	262
Median value (AVM)	\$200K
Median size	1,500 ft²
Median year built	1985
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.6%
Owner occupied	83%
Company owned	6.5%
Median loan-to-value	29%
Typical ownership tenure	16.9 yrs

COMMUNITY

Population	230
Density	57 / mi ²
Median household income	\$71K
Average household income	\$76K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	71
Earthquake index (US avg 100)	21
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	7.4%
Unemployment	0.5%
Average temp	66°F
Annual precip	59 in
Sunshine	58%

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