

Clanton 35045

ZIP code · AL · Alabama > Chilton County > Clanton

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

+11.8%

1-YR CHANGE

233

SALES (12 MO)

\$193K

MEDIAN VALUE (AVM)

Market temperature

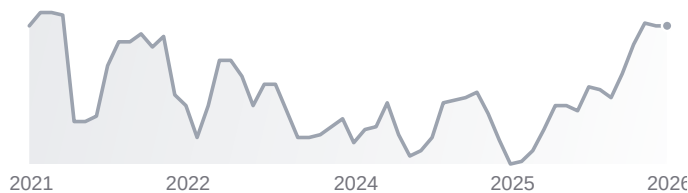
Seller's market · 72 / 100



MARKET TRENDS (5 YEARS)

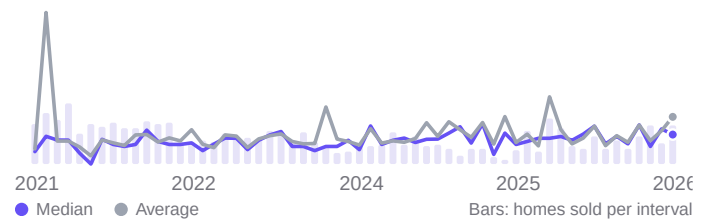
Market temperature (0–100)

72 / 100



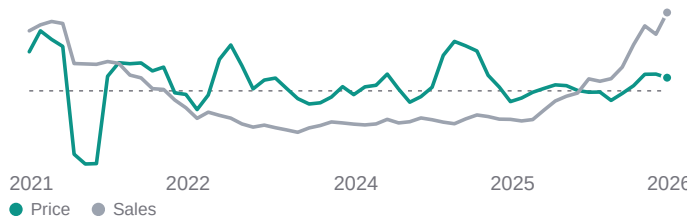
Sale prices

Median \$228K · Average \$314K



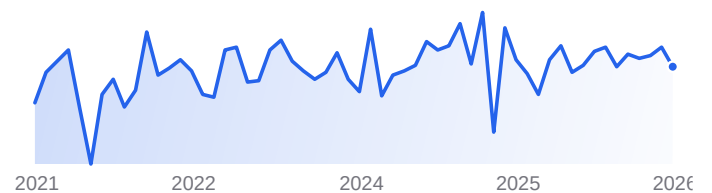
Growth (year over year)

Price +11.8% · Sales +70.1%



Price per square foot

\$129/ft²



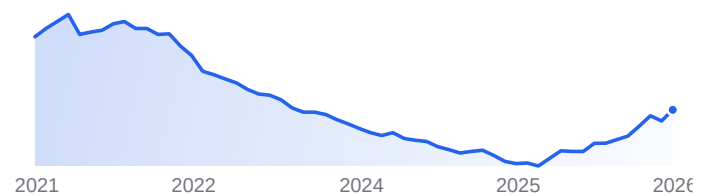
Sale premium vs estimated value

+0.2%



Annual turnover (share of homes sold)

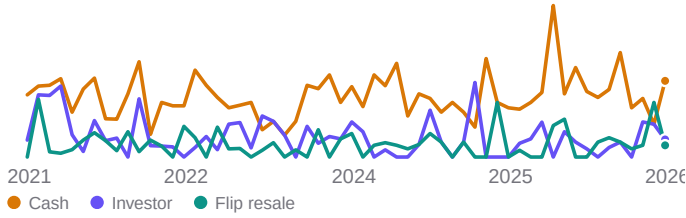
4.3%



BUYERS & OUTCOMES

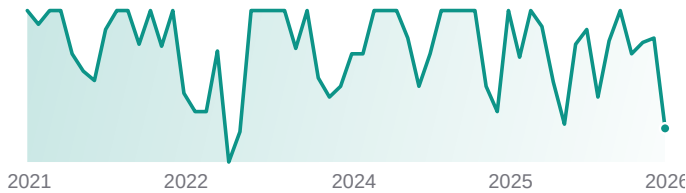
Buyer mix

Cash 46% · Investor 11% · Flip resale 7.1%



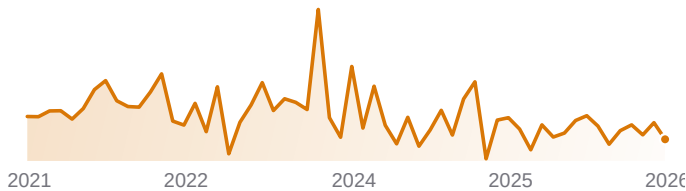
Sellers who sold at a gain

61%

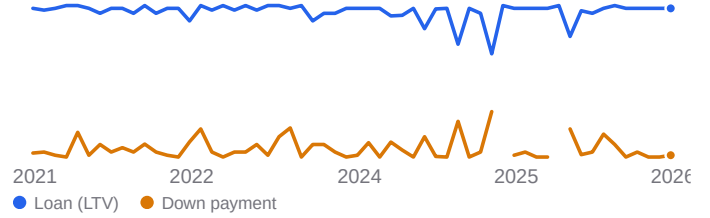


Median annualized return at resale

+3.8%

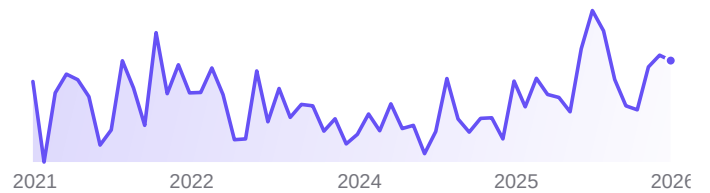


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,392
Median value (AVM)	\$193K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1976
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.7%
Owner occupied	63%
Company owned	9.1%
Median loan-to-value	36%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	16,123
Density	136 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	43
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	13.5%
Unemployment	0.8%
Average temp	63°F
Annual precip	57 in
Sunshine	59%

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