

Clanton 35046

ZIP code · AL · Alabama > Chilton County > Clanton

SELLER'S MARKET

\$332K

MEDIAN SALE PRICE

+98.7%

1-YR CHANGE

87

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

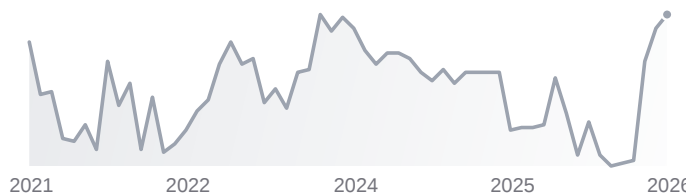
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

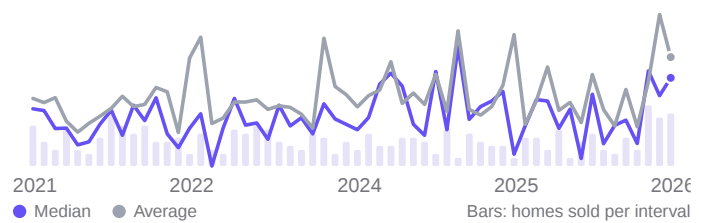
Market temperature (0–100)

71 / 100



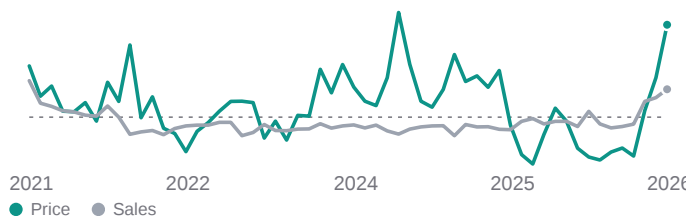
Sale prices

Median \$345K · Average \$421K



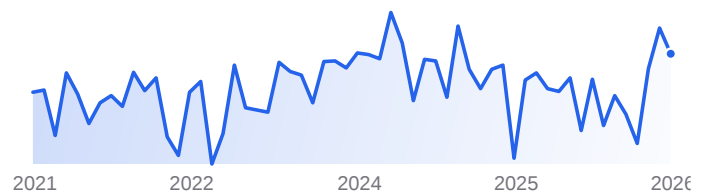
Growth (year over year)

Price +98.7% · Sales +29.9%



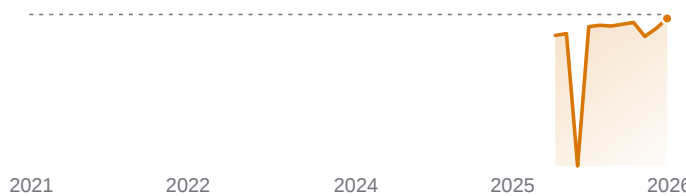
Price per square foot

\$181/ft²



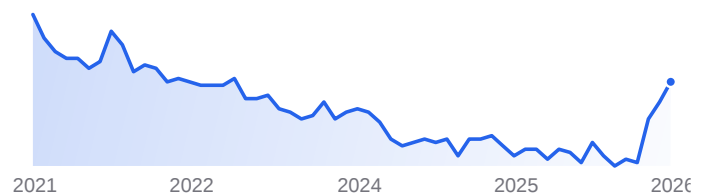
Sale premium vs estimated value

-1.9%



Annual turnover (share of homes sold)

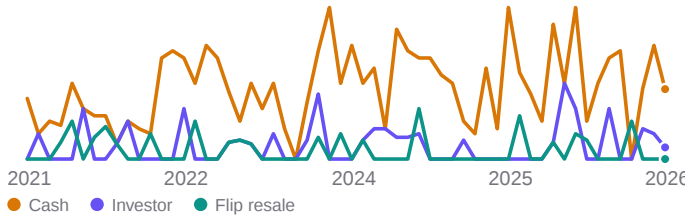
3.6%



BUYERS & OUTCOMES

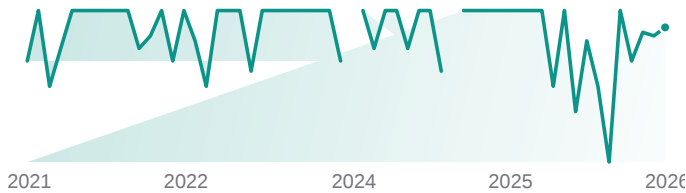
Buyer mix

Cash 46% · Investor 7.7% · Flip resale 0%



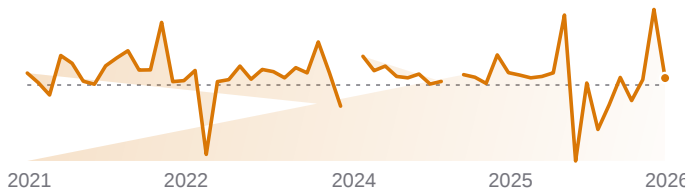
Sellers who sold at a gain

89%

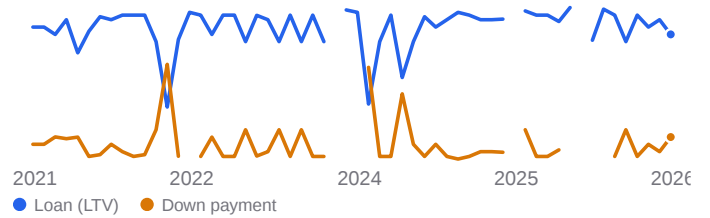


Median annualized return at resale

+5.1%

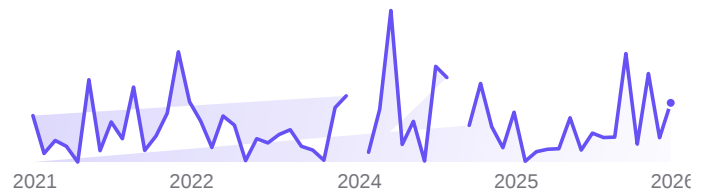


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



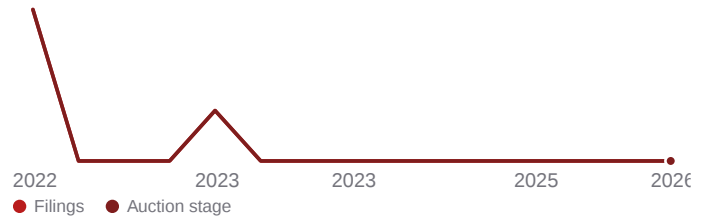
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,403
Median value (AVM)	\$284K
Median size	1,578 ft²
Median bedrooms	3
Median year built	1977
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.2%
Owner occupied	55%
Company owned	8.3%
Median loan-to-value	11%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	5,814
Density	40 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	45
Homes occupied	84%
Bachelor's or higher	10%
Poverty rate	9.2%
Unemployment	0.9%
Average temp	62°F
Annual precip	56 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.