

Vandiver 35176

ZIP code · AL · Alabama > Shelby County > Vandiver

SELLER'S MARKET

\$209K

MEDIAN SALE PRICE

+60.0%

1-YR CHANGE

12

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

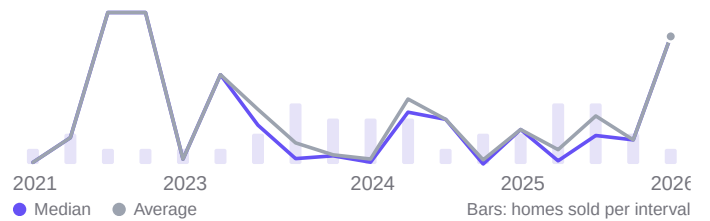
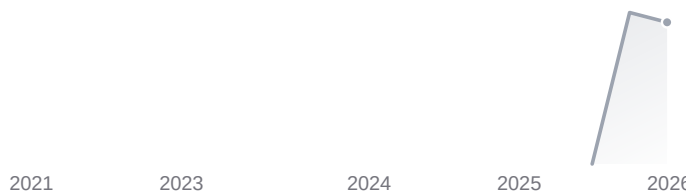
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$425K · Average \$425K

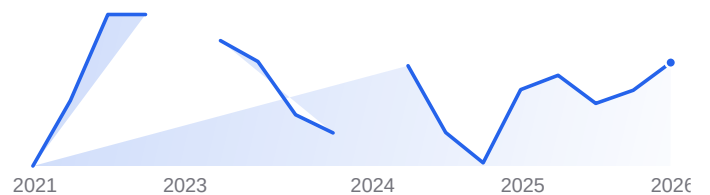
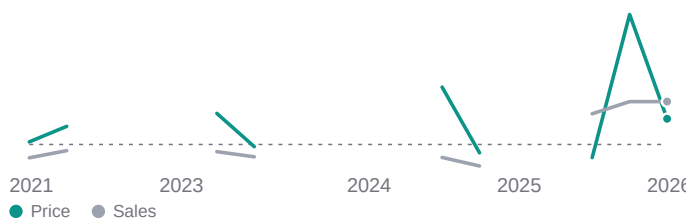


Growth (year over year)

Price +60.0% · Sales +100.0%

Price per square foot

\$123/ft²

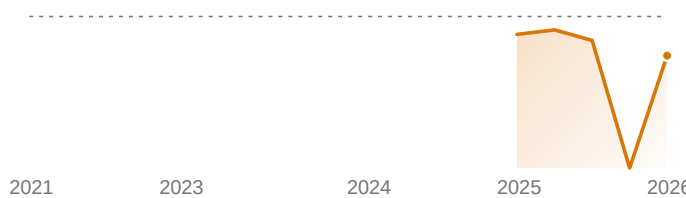


Sale premium vs estimated value

-9.4%

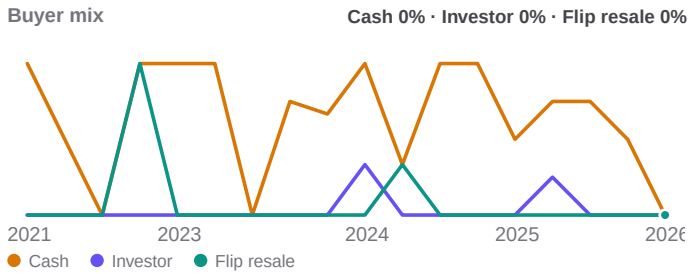
Annual turnover (share of homes sold)

3.6%

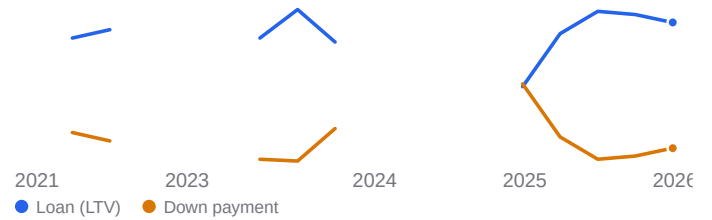


BUYERS & OUTCOMES

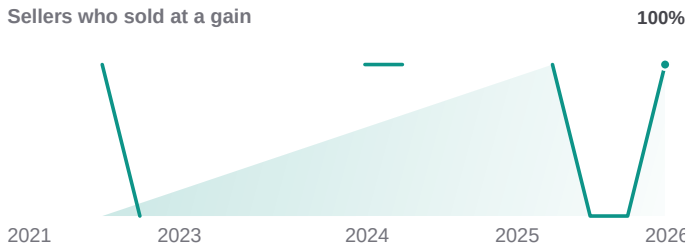
Buyer mix



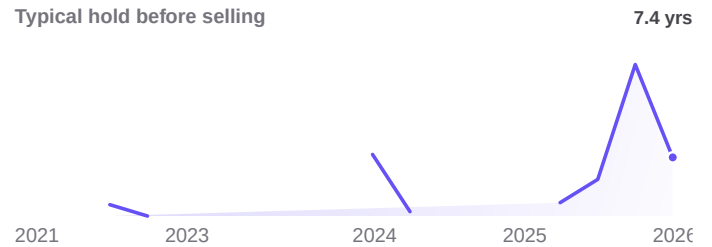
Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



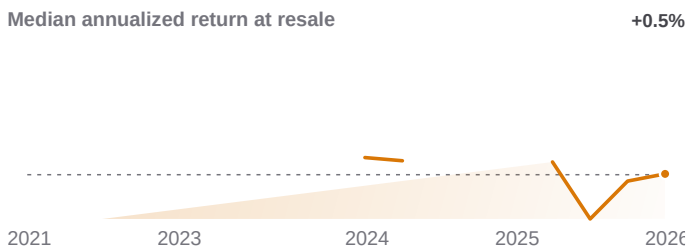
Sellers who sold at a gain



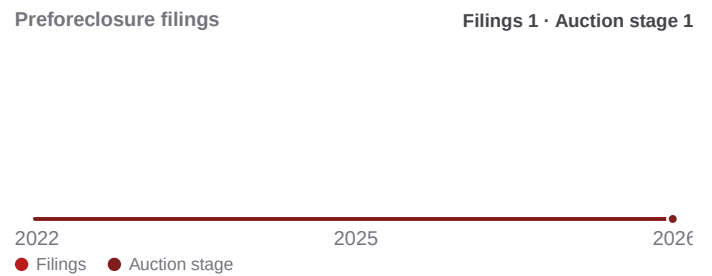
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	334
Median value (AVM)	\$143K
Median size	1,584 ft²
Median year built	1976
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.6%
Owner occupied	72%
Company owned	4.2%
Median loan-to-value	23%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	641
Density	60 / mi²
Median household income	\$43K
Average household income	\$76K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	69
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	20.9%
Unemployment	0.8%
Average temp	62°F
Annual precip	57 in
Sunshine	58%

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