

Vincent 35178

ZIP code · AL · Alabama > Shelby County > Vincent

BUYER'S MARKET

\$94K

MEDIAN SALE PRICE

-58.3%

1-YR CHANGE

38

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



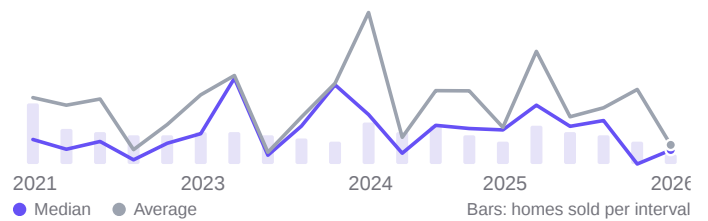
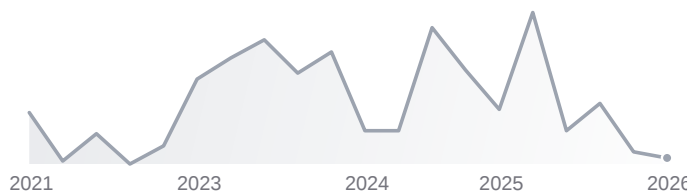
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$112K · Average \$123K

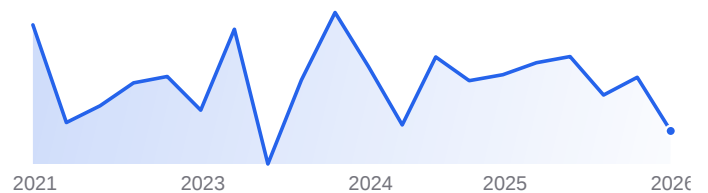
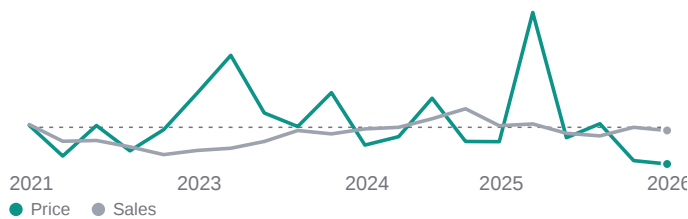


Growth (year over year)

Price -58.3% · Sales -5.0%

Price per square foot

\$67/ft²

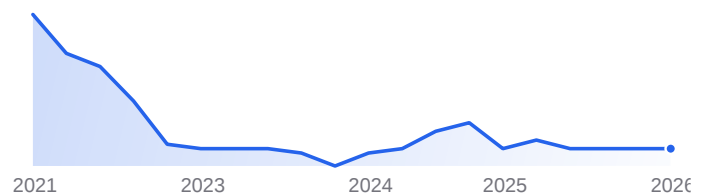
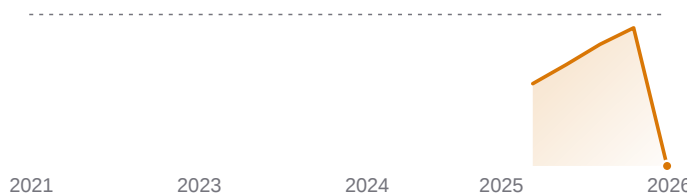


Sale premium vs estimated value

-15.2%

Annual turnover (share of homes sold)

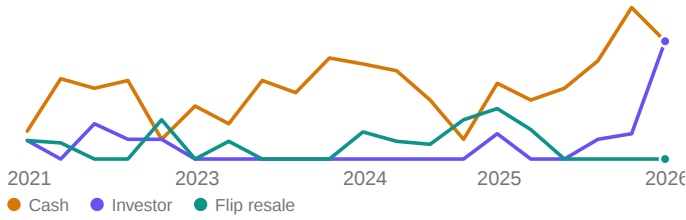
2.7%



BUYERS & OUTCOMES

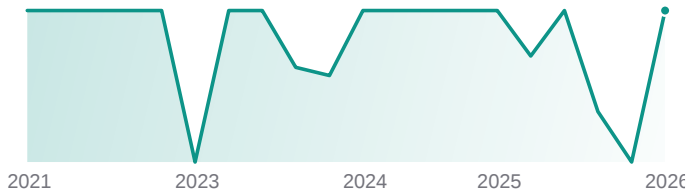
Buyer mix

Cash 67% · Investor 67% · Flip resale 0%



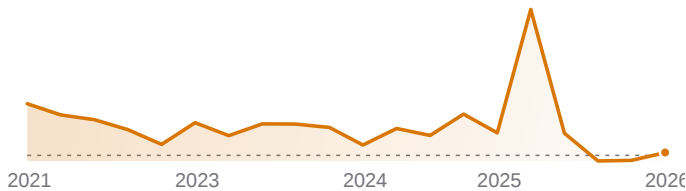
Sellers who sold at a gain

100%



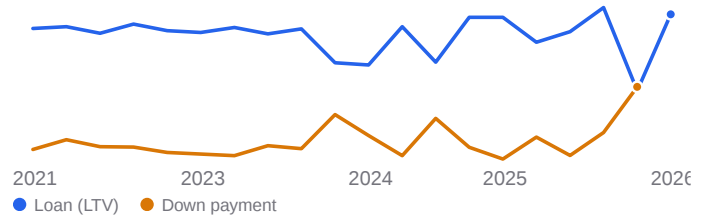
Median annualized return at resale

+1.0%



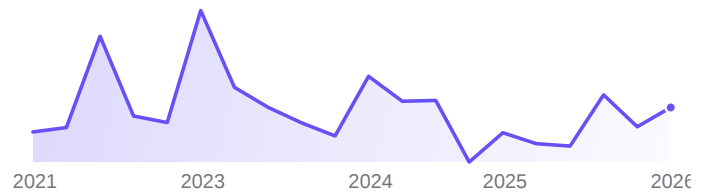
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 51%



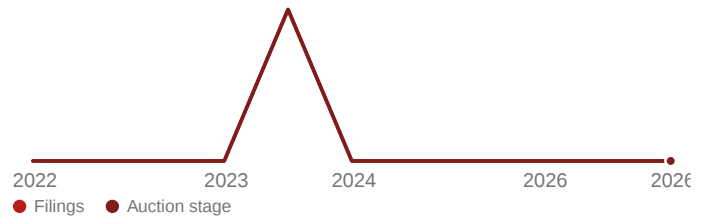
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,426
Median value (AVM)	\$209K
Median size	1,636 ft²
Median year built	1985
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	3.4%
Owner occupied	76%
Company owned	5.4%
Median loan-to-value	36%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	4,320
Density	72 / mi²
Median household income	\$52K
Average household income	\$78K
Crime index (US avg 100)	178
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	72
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	19.9%
Unemployment	0.7%
Average temp	62°F
Annual precip	55 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.