

Vance 35490

ZIP code · AL · Alabama > Tuscaloosa County > Vance

BUYER'S MARKET

\$202K

MEDIAN SALE PRICE

-13.7%

1-YR CHANGE

73

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



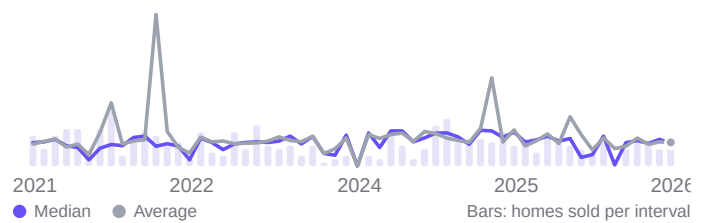
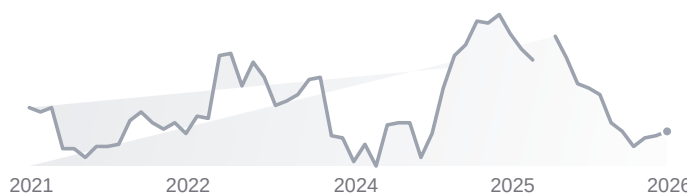
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$189K · Average \$200K

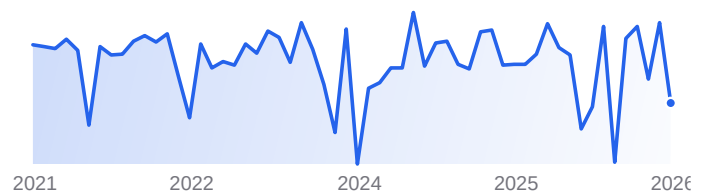
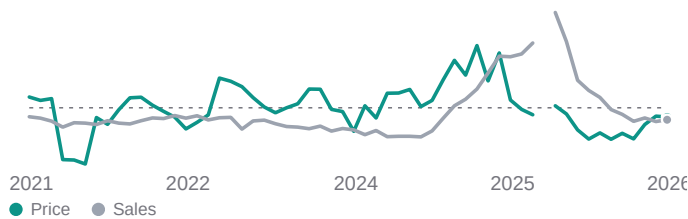


Growth (year over year)

Price -13.7% · Sales -18.0%

Price per square foot

\$77/ft²

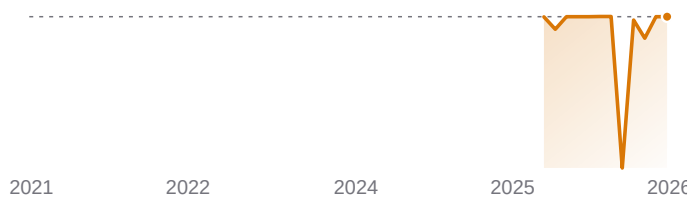


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

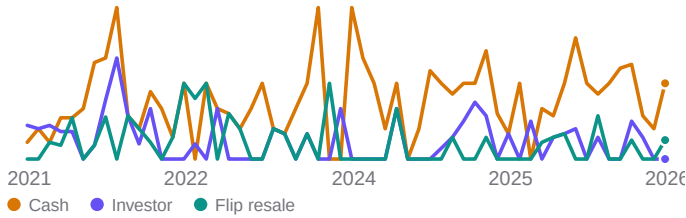
4.7%



BUYERS & OUTCOMES

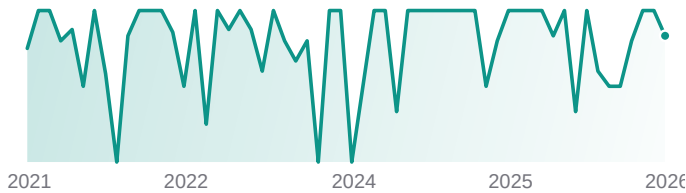
Buyer mix

Cash 50% · Investor 0% · Flip resale 13%



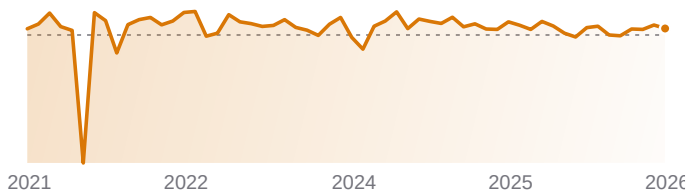
Sellers who sold at a gain

83%

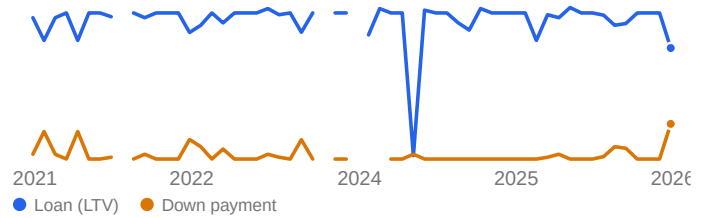


Median annualized return at resale

+3.1%

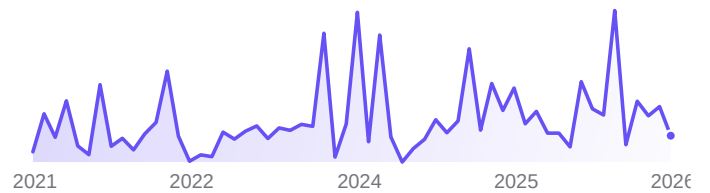


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



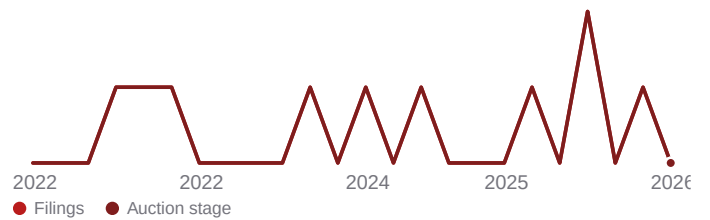
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,568
Median value (AVM)	\$246K
Median size	1,568 ft²
Median bedrooms	3
Median year built	2005
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	9.0%
Median loan-to-value	55%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	5,935
Density	95 / mi²
Median household income	\$73K
Average household income	\$83K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	55
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	7.9%
Unemployment	1.1%
Average temp	62°F
Annual precip	58 in
Sunshine	58%

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