# Chancellor 36316

ZIP code · AL · Alabama › Geneva County

BUYER'S MARKET

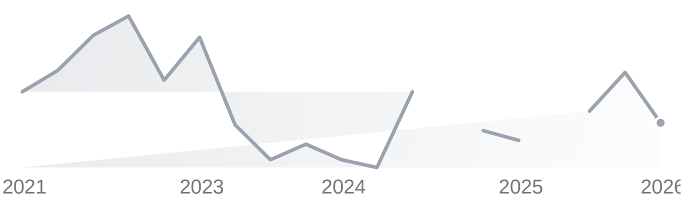
| $96K | -30.0% | 14 | $207K |
|---|---|---|---|
| MEDIAN SALE PRICE | 1-YR CHANGE | SALES (12 MO) | MEDIAN VALUE (AVM) |

**Market temperature** — Buyer's market · 27 / 100

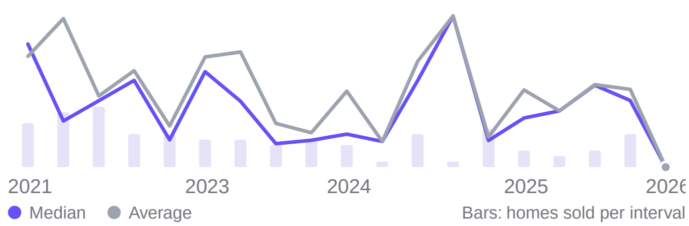
Buyer's market · Balanced · Seller's market

## MARKET TRENDS (5 YEARS)

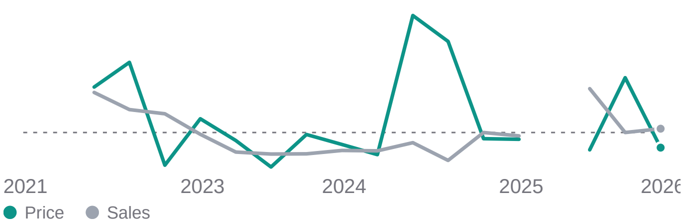
**Market temperature (0–100)** — 27 / 100




**Sale prices** — Median $25K · Average $25K



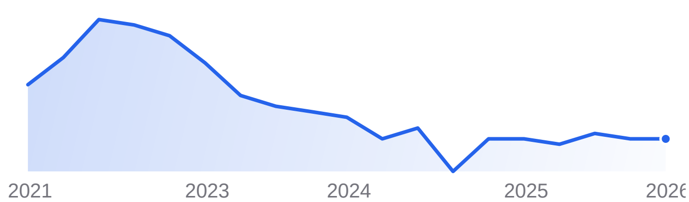

**Growth (year over year)** — Price -30.0% · Sales +7.7%




**Price per square foot** — $14/ft²

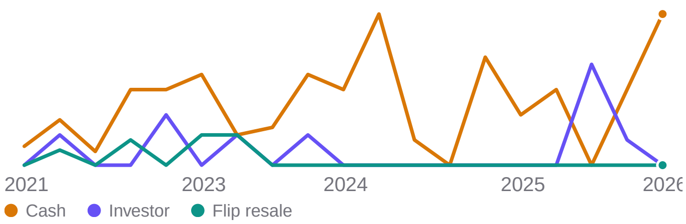

**Sale premium vs estimated value** — -92.3%


**Annual turnover (share of homes sold)** — 1.6%



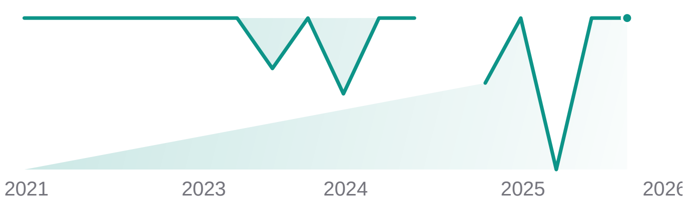
## BUYERS & OUTCOMES

Buyer mix **Cash 100% · Investor 0% · Flip resale 0%**

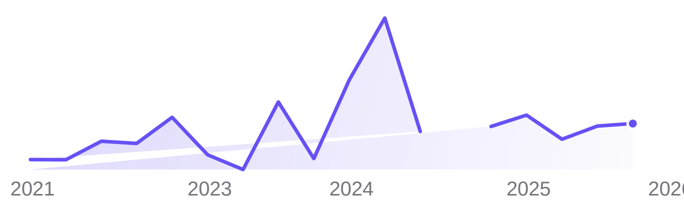



Financing (share of purchase price) **Loan (LTV) 91% · Down payment 9.1%**

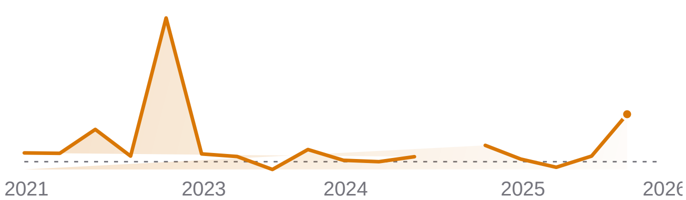

Sellers who sold at a gain **100%**



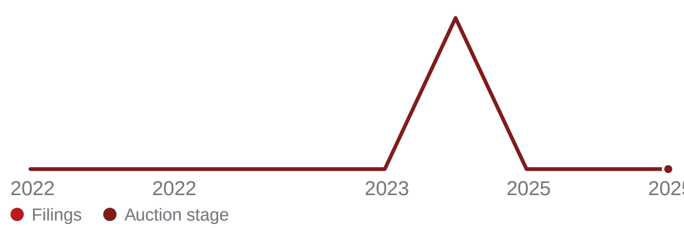

Typical hold before selling **5.2 yrs**




Median annualized return at resale **+81.5%**




Preforeclosure filings **Filings 1 · Auction stage 1**




## HOUSING STOCK

| | |
|---|---|
| Homes | **874** |
| Median value (AVM) | **$207K** |
| Median size | **1,620 ft²** |
| Median bedrooms | **3** |
| Median year built | **1988** |
| Single family | **77%** |

## EQUITY & OWNERSHIP

| | |
|---|---|
| Equity rich (LTV 50% or less) | **63%** |
| Underwater (LTV 125% or more) | **4.0%** |
| Owner occupied | **81%** |
| Company owned | **5.4%** |
| Median loan-to-value | **23%** |
| Typical ownership tenure | **11.2 yrs** |

## COMMUNITY

| | |
|---|---|
| Population | 1,700 |
| Density | 36 / mi² |
| Median household income | $77K |
| Average household income | $86K |
| Crime index (US avg 100) | 136 |
| Air pollution index (US avg 100) | 69 |
| Earthquake index (US avg 100) | 24 |
| Homes occupied | 89% |
| Bachelor's or higher | 16% |
| Poverty rate | 8.9% |
| Unemployment | 0.8% |
| Average temp | 65°F |
| Annual precip | 59 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.