

Selma 36703

ZIP code · AL · Alabama > Dallas County > Selma

STRONG BUYER'S MARKET

\$42K

MEDIAN SALE PRICE

-62.4%

1-YR CHANGE

44

SALES (12 MO)

\$47K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



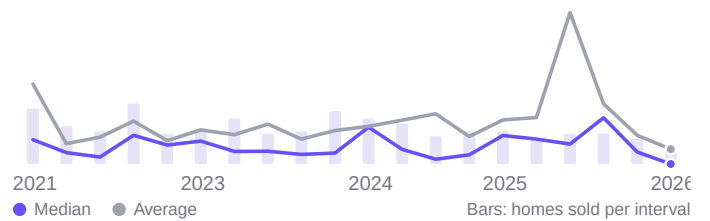
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$21K · Average \$53K

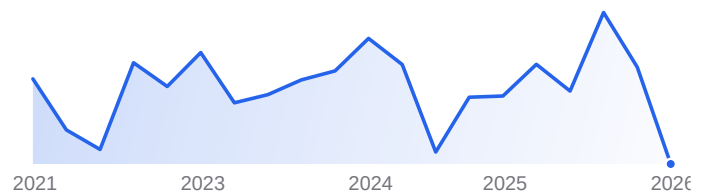
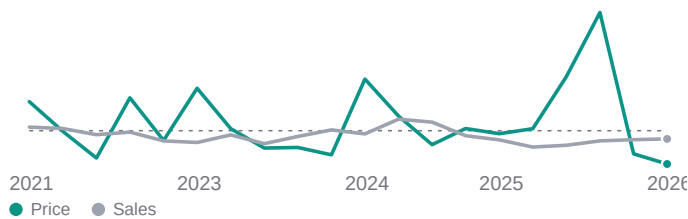


Growth (year over year)

Price -62.4% · Sales -15.4%

Price per square foot

\$19/ft²

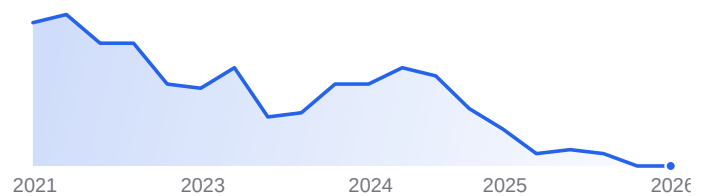
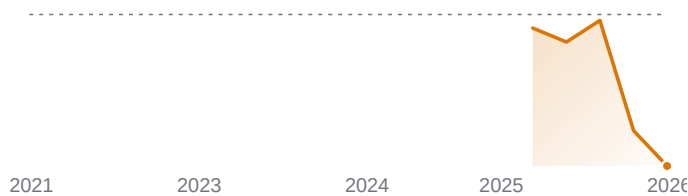


Sale premium vs estimated value

-45.0%

Annual turnover (share of homes sold)

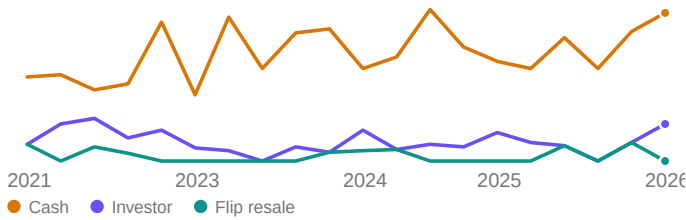
1.1%



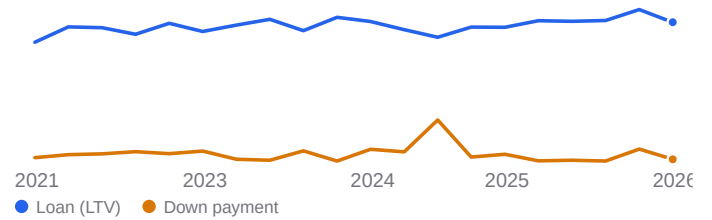
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 20% · Flip resale 0%

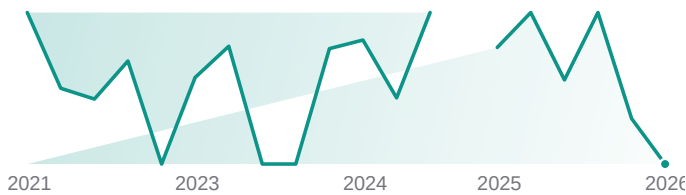


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



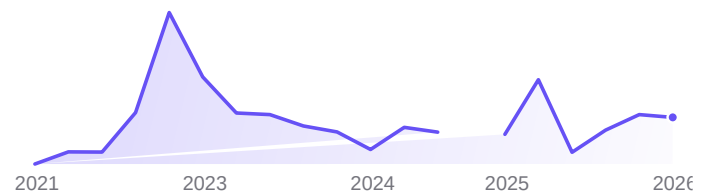
Sellers who sold at a gain

0%



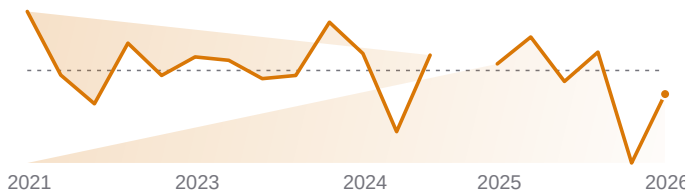
Typical hold before selling

4.7 yrs



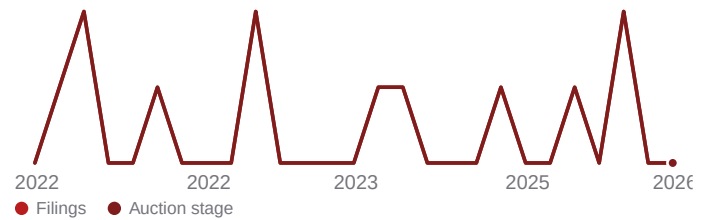
Median annualized return at resale

-7.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,000
Median value (AVM)	\$47K
Median size	1,457 ft²
Median year built	1967
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	4.0%
Owner occupied	64%
Company owned	10%
Median loan-to-value	0%
Typical ownership tenure	18.5 yrs

COMMUNITY

Population	10,351
Density	72 / mi²
Median household income	\$35K
Average household income	\$48K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	33
Homes occupied	83%
Bachelor's or higher	6%
Poverty rate	35.8%
Unemployment	1.0%
Average temp	65°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.