

Farner

Community · TN · Tennessee > Polk County

\$50K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

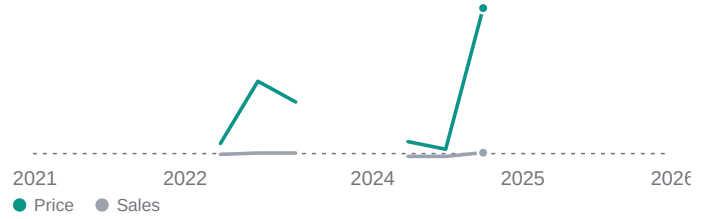
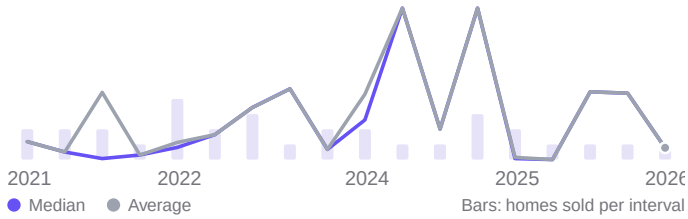
MARKET TRENDS (5 YEARS)

Sale prices

Median \$50K · Average \$50K

Growth (year over year)

Price +2150.0% · Sales +14.3%

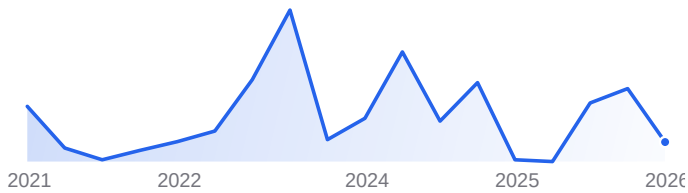


Price per square foot

\$53/ft²

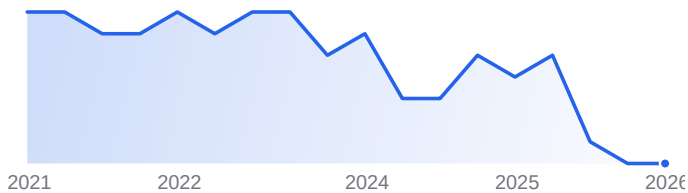
Sale premium vs estimated value

-58.2%



Annual turnover (share of homes sold)

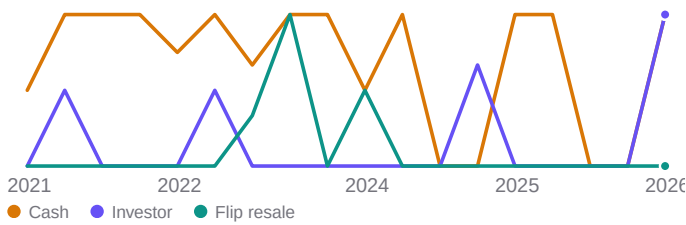
1.1%



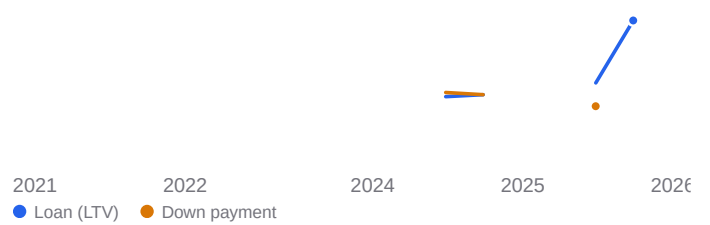
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

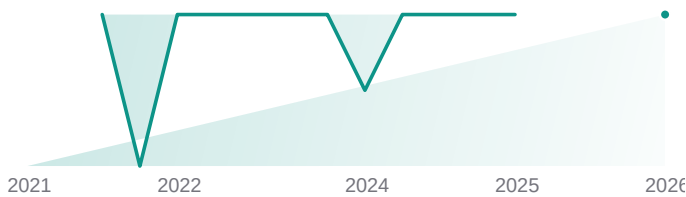


Financing (share of purchase price) Loan (LTV) 100% · Down payment 42%



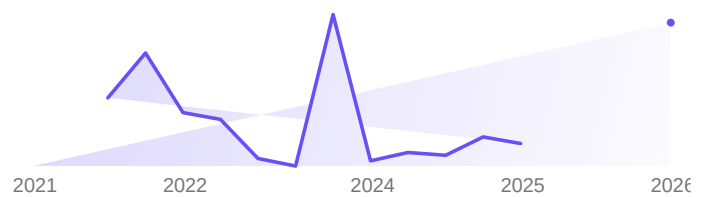
Sellers who sold at a gain

100%



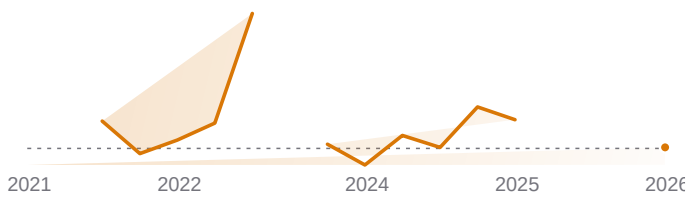
Typical hold before selling

19.2 yrs



Median annualized return at resale

+0.6%



HOUSING STOCK

Homes	266
Median value (AVM)	\$145K
Median size	1,148 ft²
Median year built	1980
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.7%
Owner occupied	65%
Company owned	2.6%
Median loan-to-value	0%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	278
Density	190 / mi ²
Median household income	\$36K
Average household income	\$53K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	141
Homes occupied	80%
Bachelor's or higher	7%
Poverty rate	31.3%
Unemployment	0.9%
Average temp	56°F
Annual precip	62 in
Sunshine	57%

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.