

Whiteside

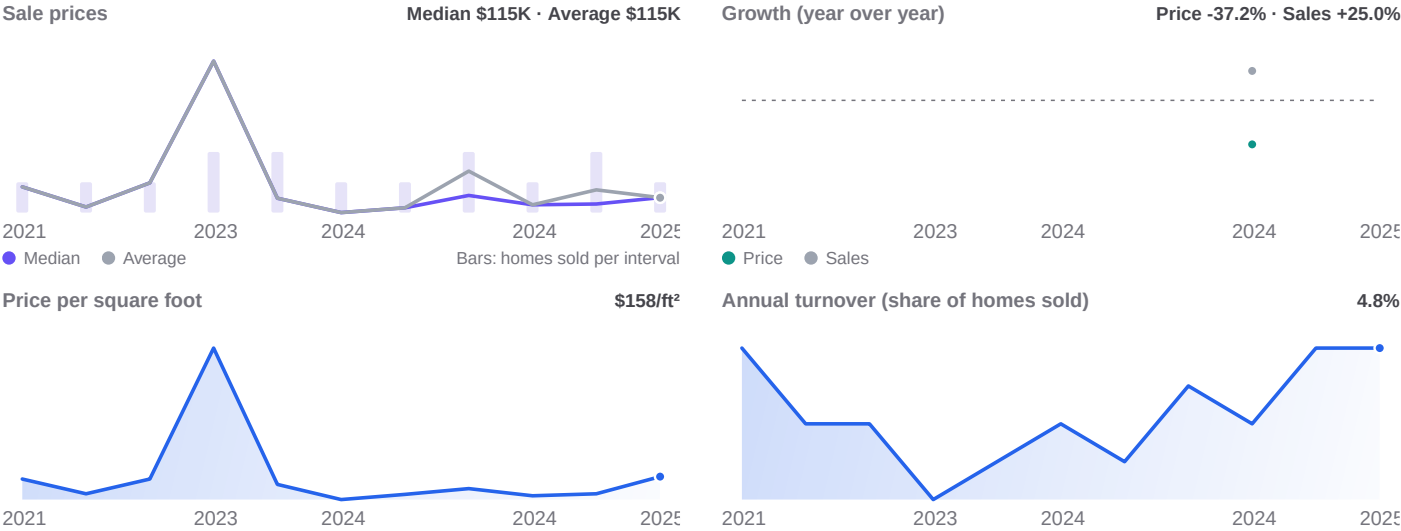
Community · TN · Tennessee > Marion County

\$115K
MEDIAN SALE PRICE

7
SALES (12 MO)

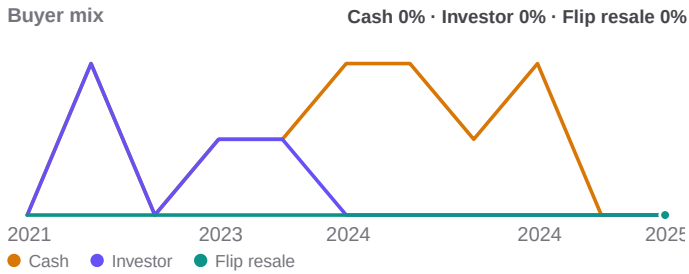
\$245K
MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

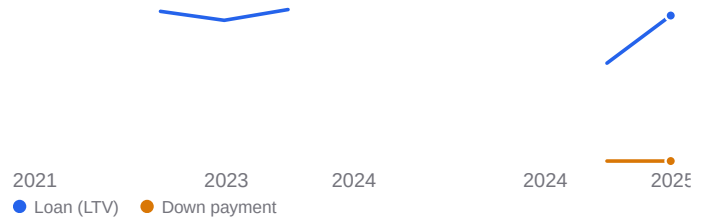
Buyer mix



Sellers who sold at a gain

100%

Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

3.5 yrs

Median annualized return at resale

+15.1%



HOUSING STOCK

Homes	146
Median value (AVM)	\$245K
Median size	1,168 ft ²
Median year built	1984
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	2.7%
Owner occupied	52%
Company owned	2.1%
Median loan-to-value	0%
Typical ownership tenure	19.2 yrs

COMMUNITY

Population	279
Density	71 / mi²
Median household income	\$57K
Average household income	\$91K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	131
Homes occupied	81%
Bachelor's or higher	12%
Poverty rate	22.9%
Unemployment	0.9%
Average temp	58°F
Annual precip	59 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.