

Andersonville

Community · TN · Tennessee > Anderson County

BALANCED MARKET

\$522K

MEDIAN SALE PRICE

+16.9%

1-YR CHANGE

77

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



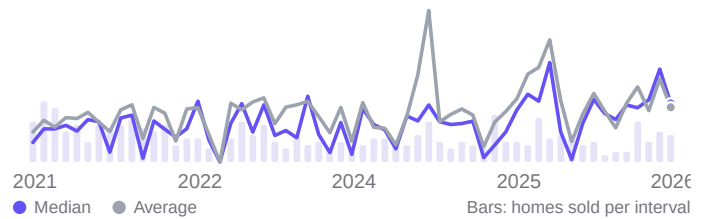
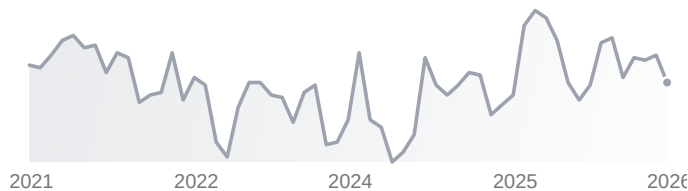
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$435K · Average \$409K

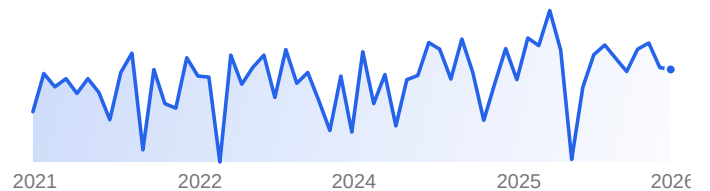
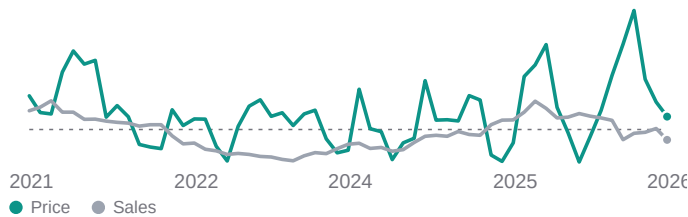


Growth (year over year)

Price +16.9% · Sales -13.5%

Price per square foot

\$194/ft²

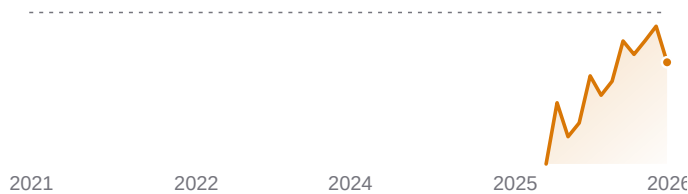


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

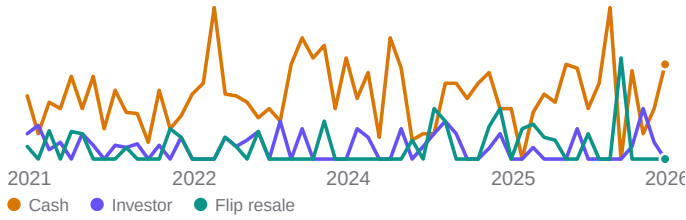
3.1%



BUYERS & OUTCOMES

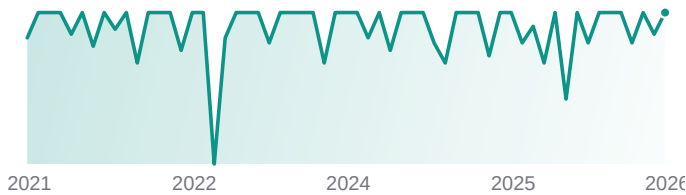
Buyer mix

Cash 63% · Investor 0% · Flip resale 0%



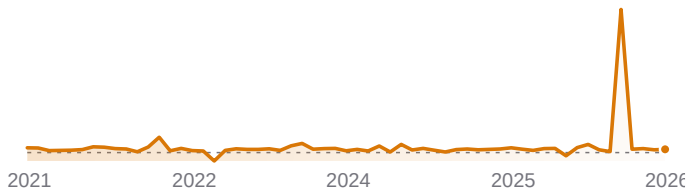
Sellers who sold at a gain

100%

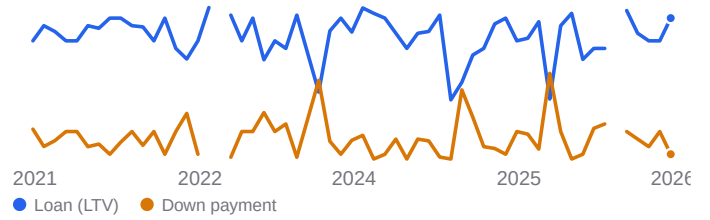


Median annualized return at resale

+8.9%

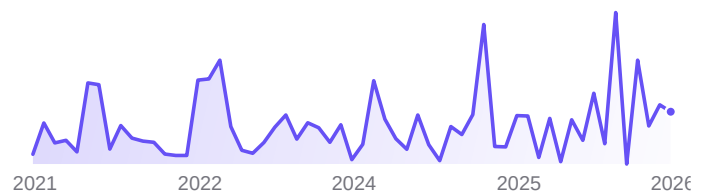


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



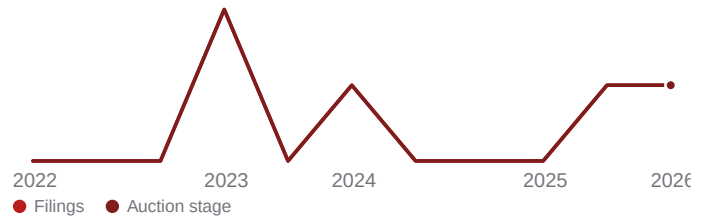
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,452
Median value (AVM)	\$423K
Median size	1,568 ft²
Median bedrooms	1
Median year built	1992
Single family	76%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.2%
Owner occupied	73%
Company owned	10%
Median loan-to-value	29%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	551
Density	341 / mi²
Median household income	\$49K
Average household income	\$62K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	136
Homes occupied	90%
Bachelor's or higher	5%
Poverty rate	5.4%
Unemployment	0.9%
Average temp	56°F
Annual precip	55 in
Sunshine	57%

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.