

Anderson County, TN

County · TN · Tennessee

SELLER'S MARKET

\$322K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

1,202

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

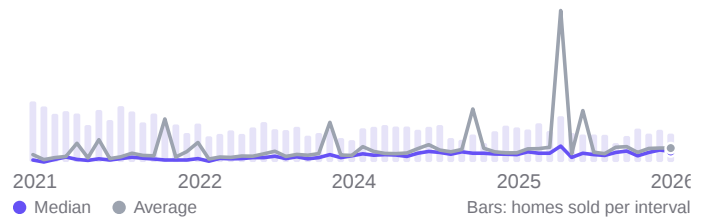
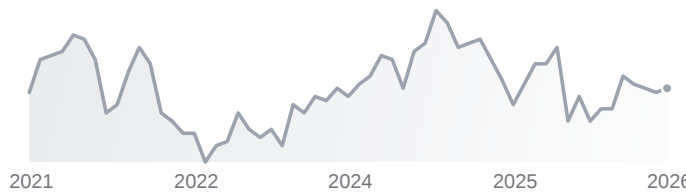
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$320K · Average \$358K

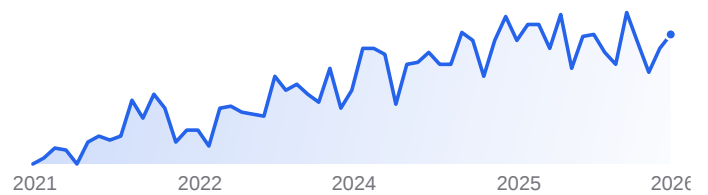
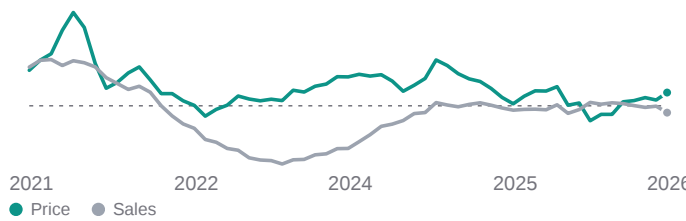


Growth (year over year)

Price +7.4% · Sales -3.9%

Price per square foot

\$204/ft²

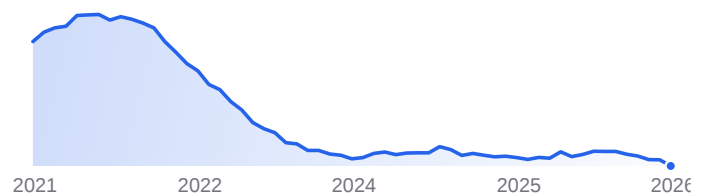
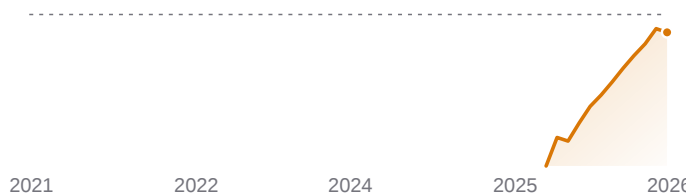


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

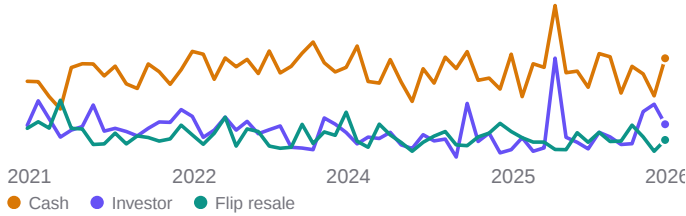
3.9%



BUYERS & OUTCOMES

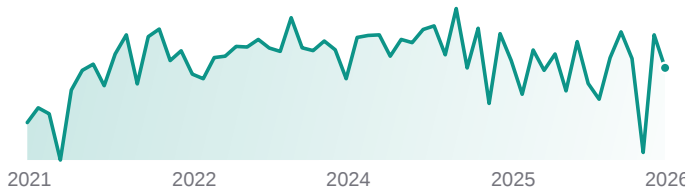
Buyer mix

Cash 35% · Investor 14% · Flip resale 8.3%



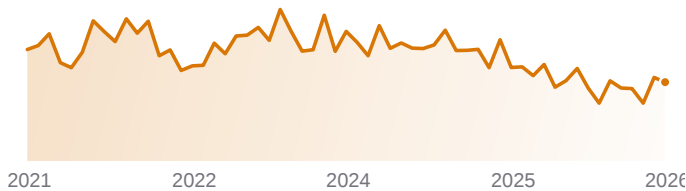
Sellers who sold at a gain

92%

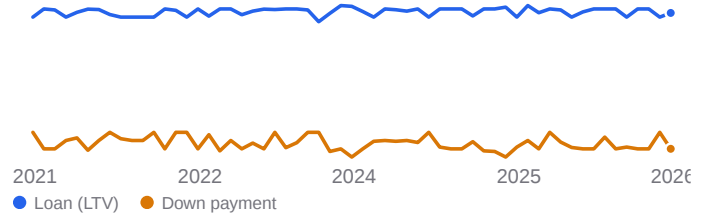


Median annualized return at resale

+7.2%

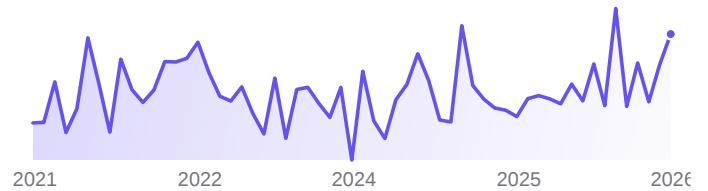


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



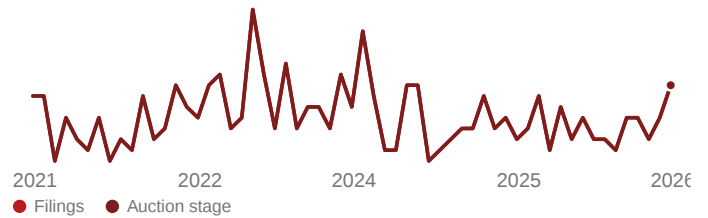
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	30,742
Median value (AVM)	\$295K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1975
Single family	80%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	8.6%
Median loan-to-value	36%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	82,290
Density	244 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	136
Homes occupied	93%
Bachelor's or higher	14%
Poverty rate	14.0%
Unemployment	0.9%
Average temp	57°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.