

Bedford County, TN

County · TN · Tennessee

BALANCED MARKET

\$302K

MEDIAN SALE PRICE

-3.8%

1-YR CHANGE

833

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



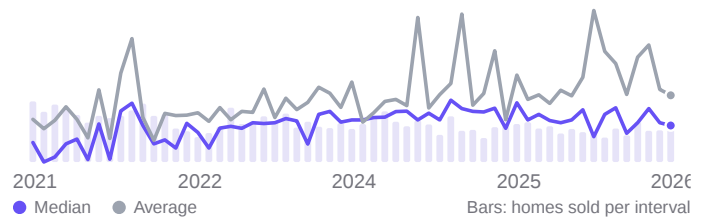
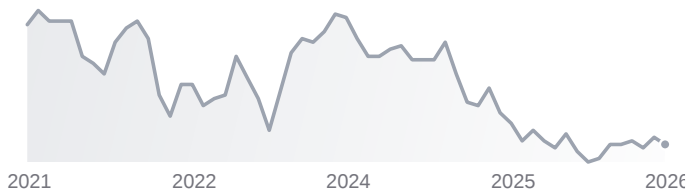
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$290K · Average \$344K

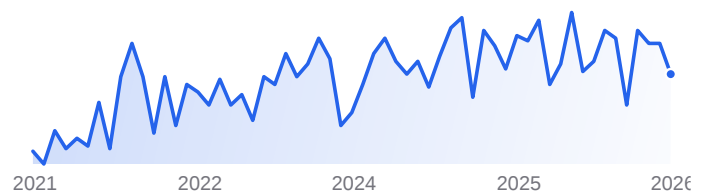
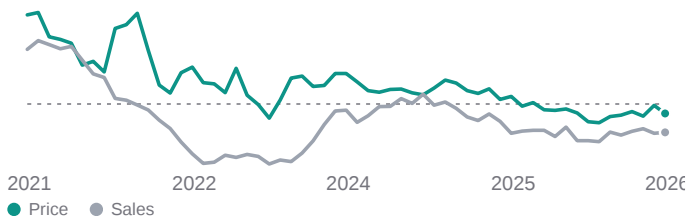


Growth (year over year)

Price -3.8% · Sales -11.3%

Price per square foot

\$192/ft²

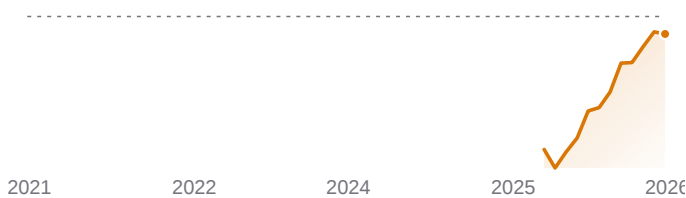


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

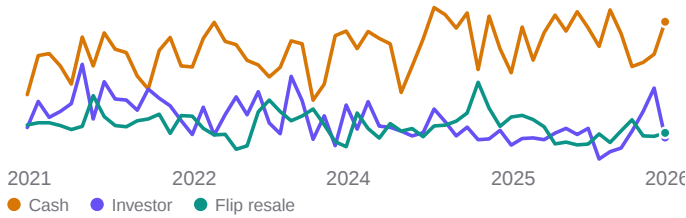
4.5%



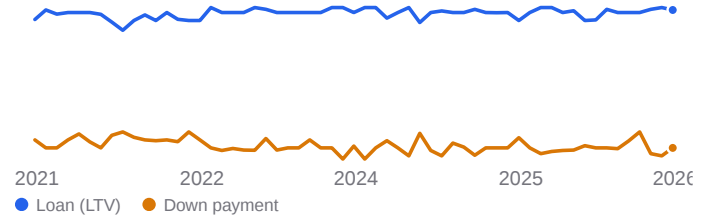
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 8.2% · Flip resale 9.6%

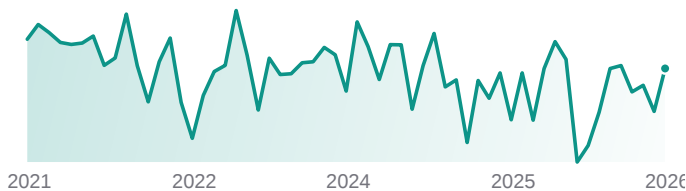


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



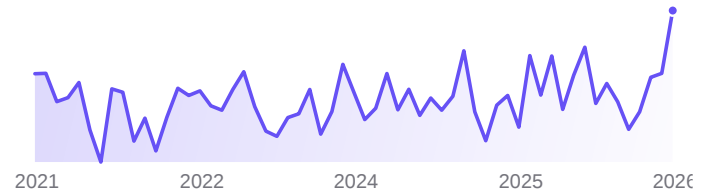
Sellers who sold at a gain

90%



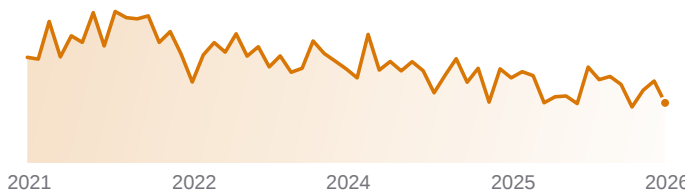
Typical hold before selling

8.1 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	18,699
Median value (AVM)	\$306K
Median size	1,515 ft²
Median bedrooms	2
Median year built	1992
Single family	75%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.2%
Owner occupied	78%
Company owned	7.0%
Median loan-to-value	36%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	54,625
Density	115 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	11.0%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 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.