

Benton County, TN

County · TN · Tennessee

BALANCED MARKET

\$180K

MEDIAN SALE PRICE

+15.2%

1-YR CHANGE

338

SALES (12 MO)

\$189K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



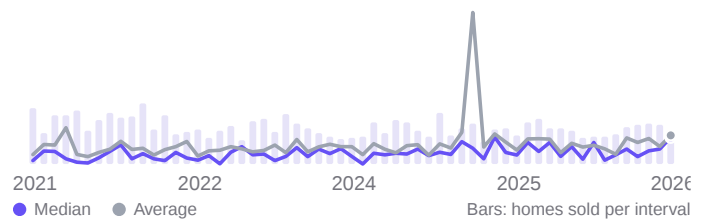
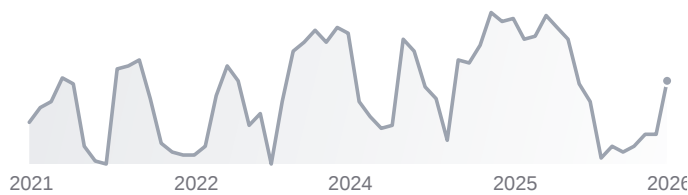
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$230K · Average \$243K

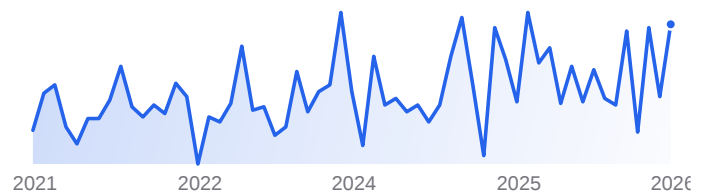
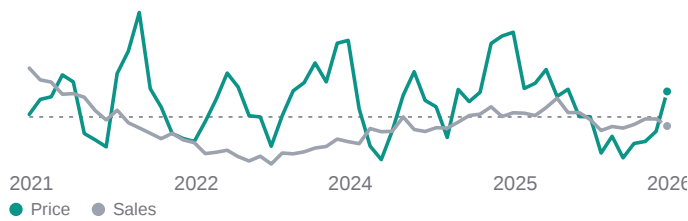


Growth (year over year)

Price +15.2% · Sales -5.3%

Price per square foot

\$147/ft²

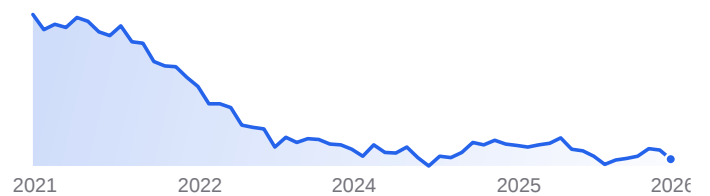
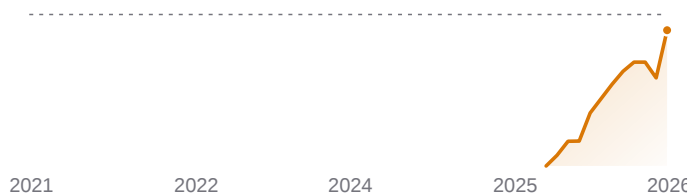


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

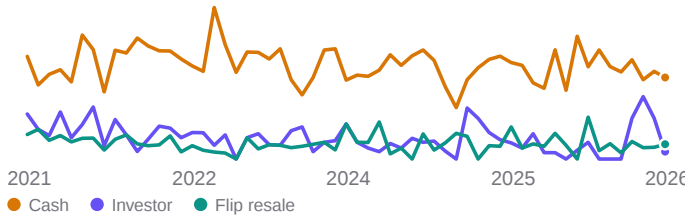
4.0%



BUYERS & OUTCOMES

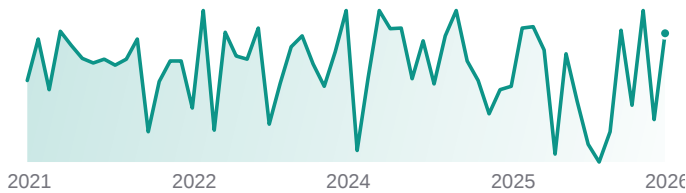
Buyer mix

Cash 42% · Investor 3.8% · Flip resale 7.7%



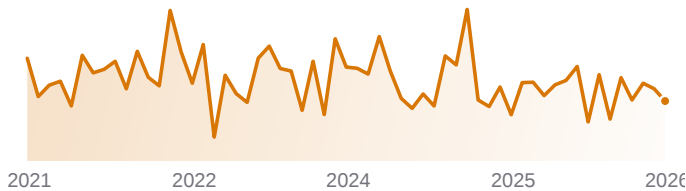
Sellers who sold at a gain

95%

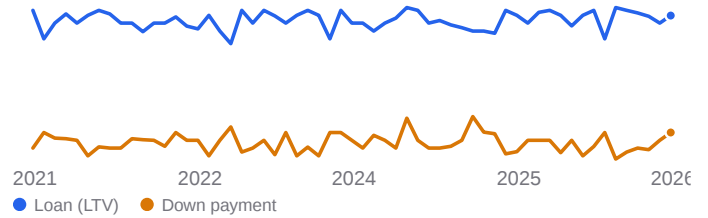


Median annualized return at resale

+6.2%

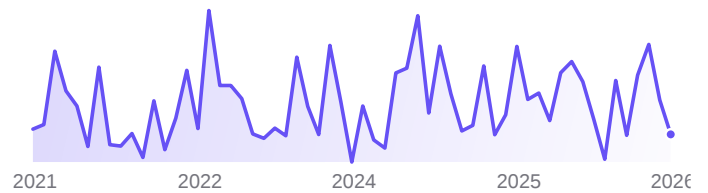


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,508
Median value (AVM)	\$189K
Median size	1,332 ft²
Median bedrooms	2
Median year built	1981
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	68%
Company owned	6.4%
Median loan-to-value	0%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	16,294
Density	41 / mi²
Median household income	\$49K
Average household income	\$65K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	141
Homes occupied	83%
Bachelor's or higher	6%
Poverty rate	17.4%
Unemployment	1.3%
Average temp	59°F
Annual precip	55 in
Sunshine	64%

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.