

Blount County, TN

County · TN · Tennessee

BALANCED MARKET

\$387K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

2,265

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



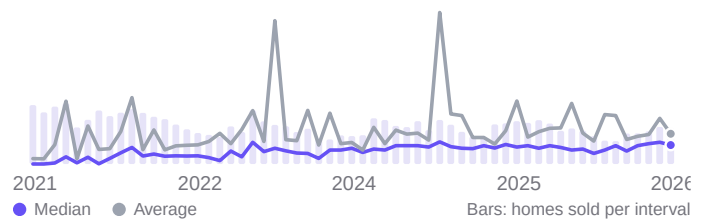
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$379K · Average \$445K

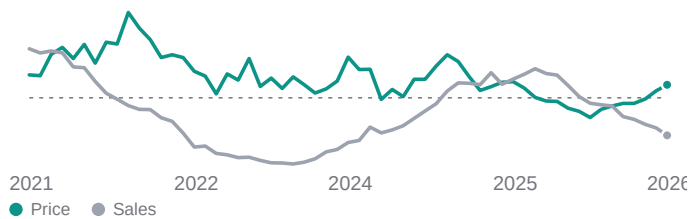


Growth (year over year)

Price +5.4% · Sales -15.6%

Price per square foot

\$239/ft²

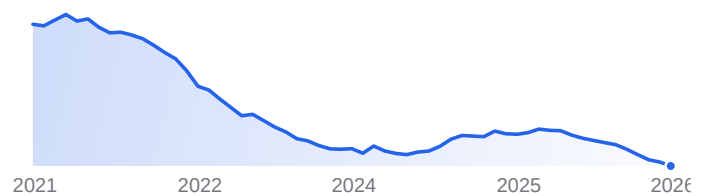
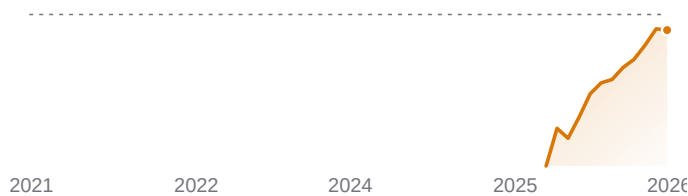


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

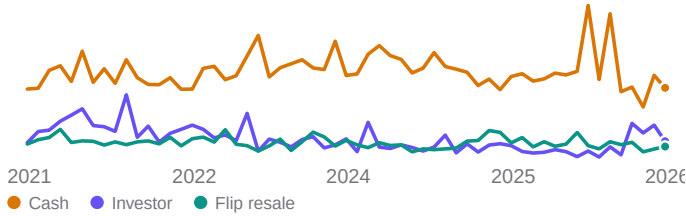
4.0%



BUYERS & OUTCOMES

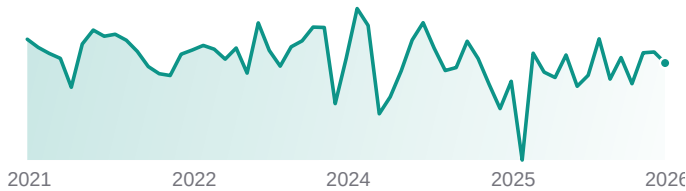
Buyer mix

Cash 33% · Investor 9.9% · Flip resale 7.5%



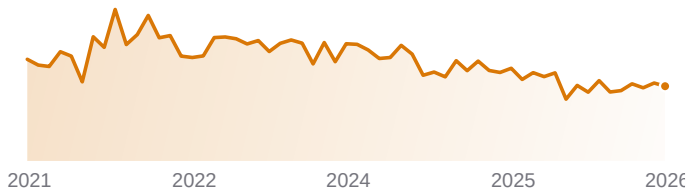
Sellers who sold at a gain

94%

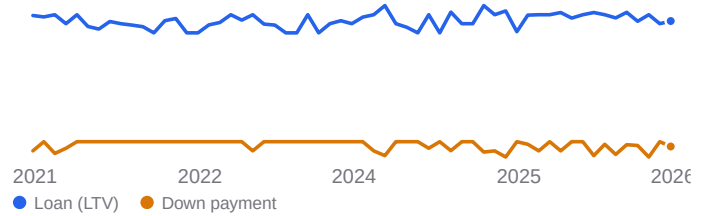


Median annualized return at resale

+7.4%

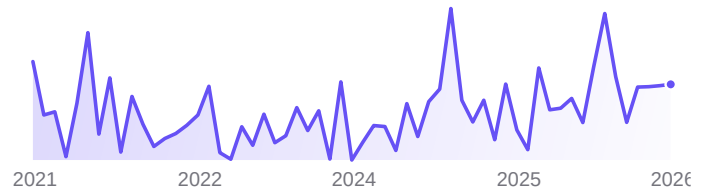


Financing (share of purchase price) Loan (LTV) 86% · Down payment 17%



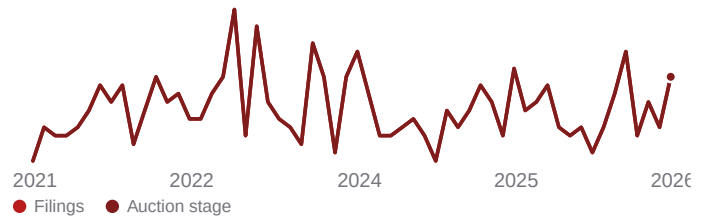
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	57,245
Median value (AVM)	\$395K
Median size	1,595 ft²
Median bedrooms	4
Median year built	1990
Single family	80%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	12%
Median loan-to-value	16%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	143,501
Density	257 / mi²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	158
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	7.2%
Unemployment	0.9%
Average temp	58°F
Annual precip	51 in
Sunshine	56%

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.