

Campbell County, TN

County · TN · Tennessee

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+5.5%

1-YR CHANGE

680

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

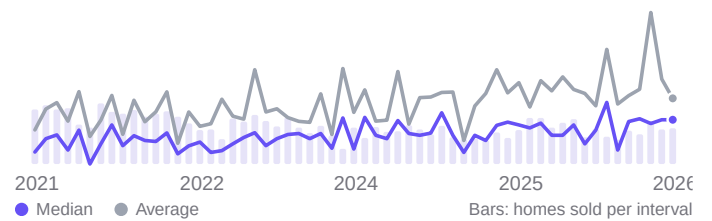
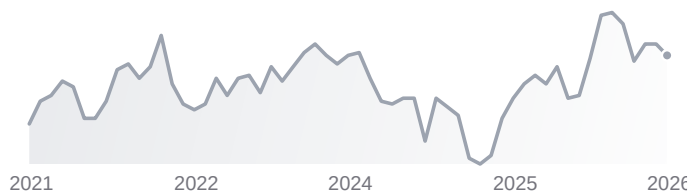
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

64 / 100

Sale prices

Median \$245K · Average \$307K

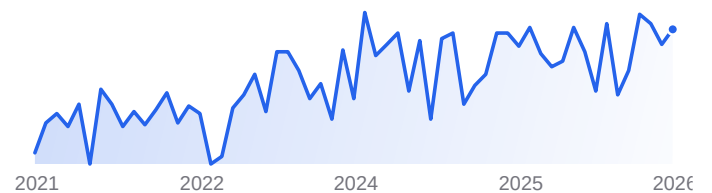
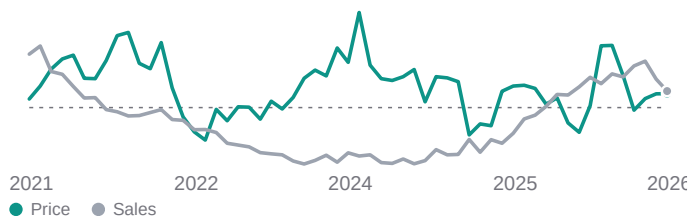


Growth (year over year)

Price +5.5% · Sales +6.6%

Price per square foot

\$179/ft²

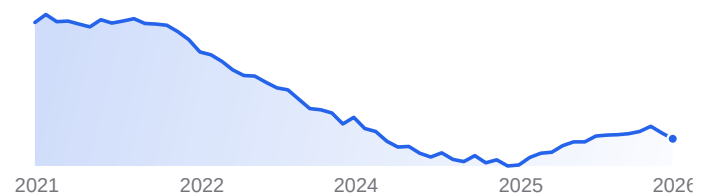
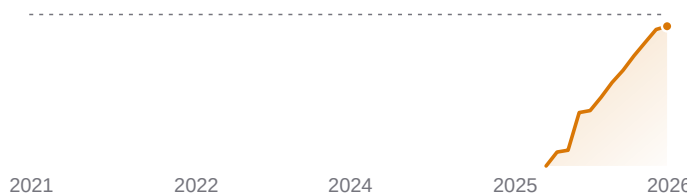


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

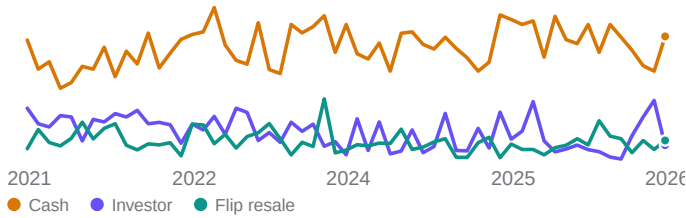
3.7%



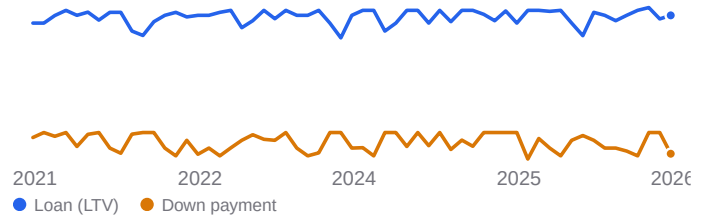
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 6.8% · Flip resale 8.5%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 6.4%



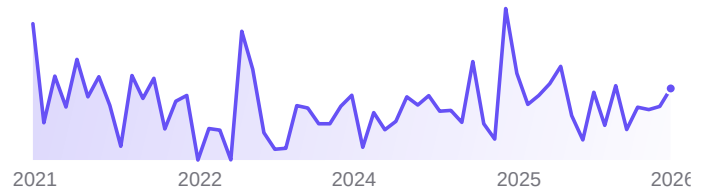
Sellers who sold at a gain

87%



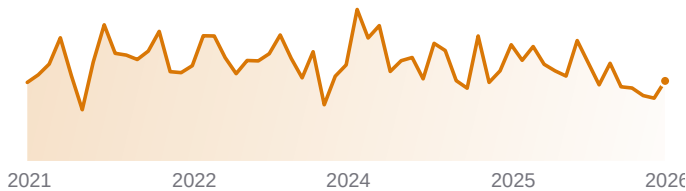
Typical hold before selling

6.6 yrs



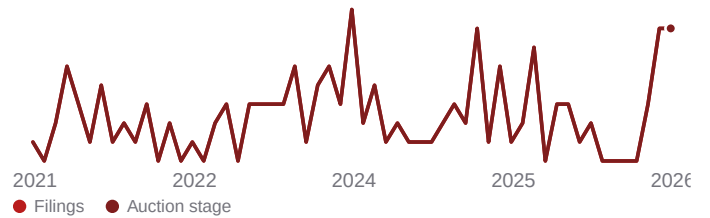
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	18,367
Median value (AVM)	\$234K
Median size	1,334 ft²
Median bedrooms	3
Median year built	1986
Single family	78%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.4%
Owner occupied	63%
Company owned	9.4%
Median loan-to-value	25%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	40,639
Density	85 / mi²
Median household income	\$50K
Average household income	\$67K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	120
Homes occupied	84%
Bachelor's or higher	7%
Poverty rate	20.6%
Unemployment	0.9%
Average temp	56°F
Annual precip	54 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.