

Cannon County, TN

County · TN · Tennessee

SELLER'S MARKET

\$324K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

244

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



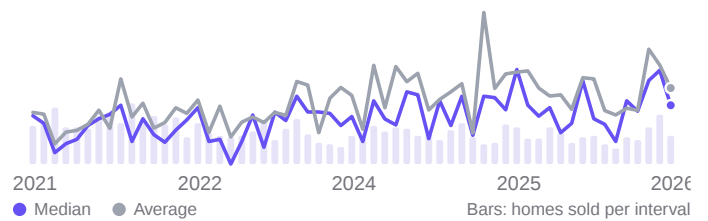
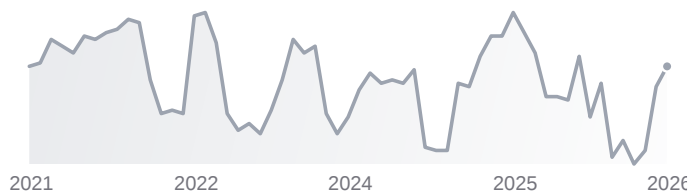
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$280K · Average \$318K

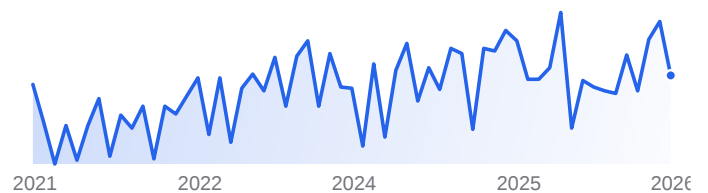
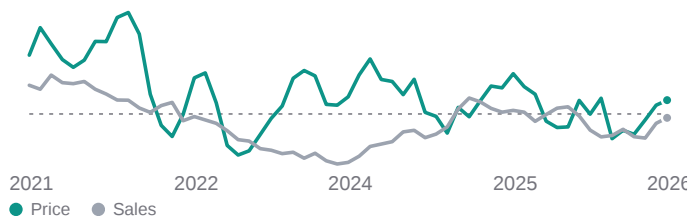


Growth (year over year)

Price +8.7% · Sales -2.4%

Price per square foot

\$194/ft²

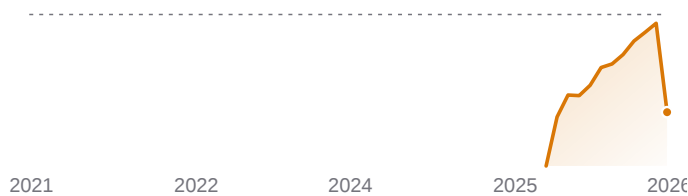


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

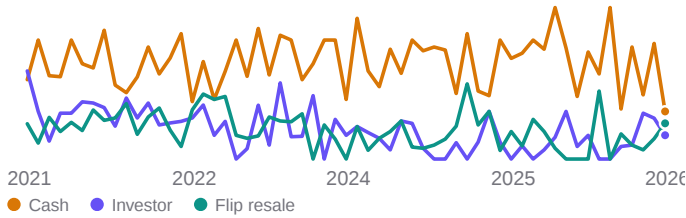
4.0%



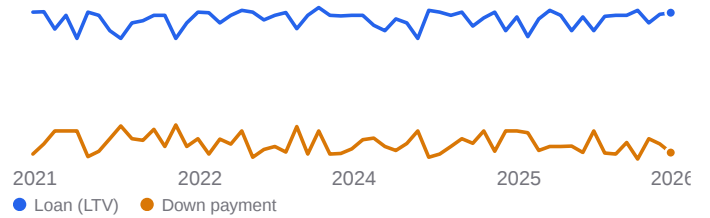
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 10% · Flip resale 15%

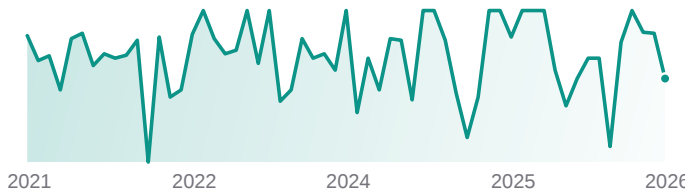


Financing (share of purchase price) Loan (LTV) 97% · Down payment 6.0%



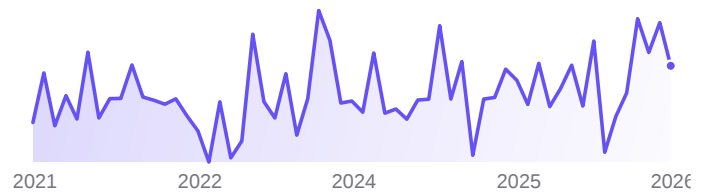
Sellers who sold at a gain

86%



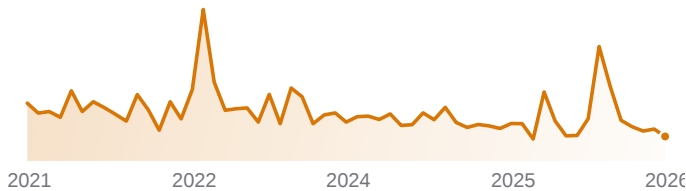
Typical hold before selling

5.8 yrs



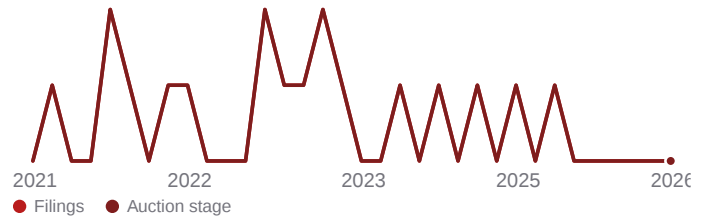
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,115
Median value (AVM)	\$292K
Median size	1,425 ft²
Median bedrooms	3
Median year built	1989
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.3%
Owner occupied	79%
Company owned	6.6%
Median loan-to-value	30%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	15,296
Density	58 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	54
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	12.4%
Unemployment	0.9%
Average temp	58°F
Annual precip	58 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.