

Carter County, TN

County · TN · Tennessee

SELLER'S MARKET

\$229K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

894

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



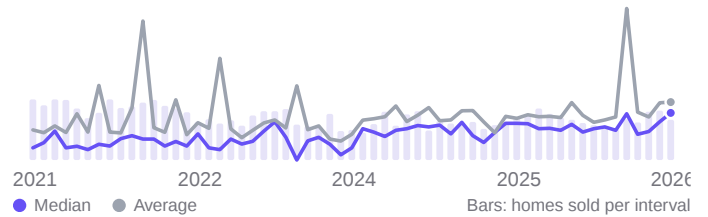
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$255K · Average \$286K

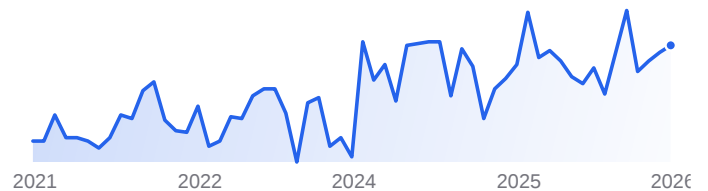
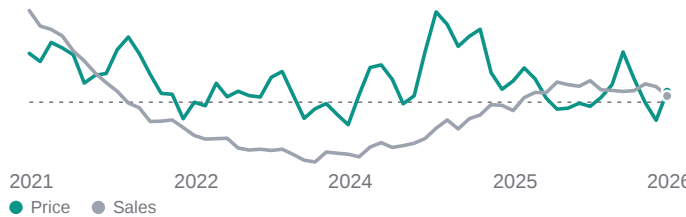


Growth (year over year)

Price +4.2% · Sales +2.5%

Price per square foot

\$181/ft²

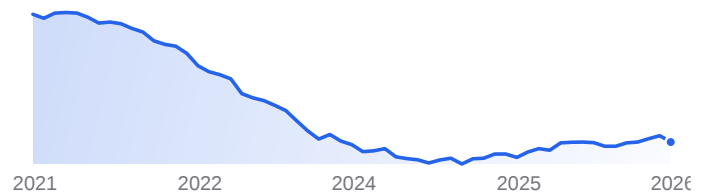
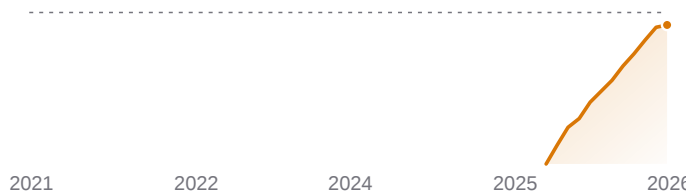


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

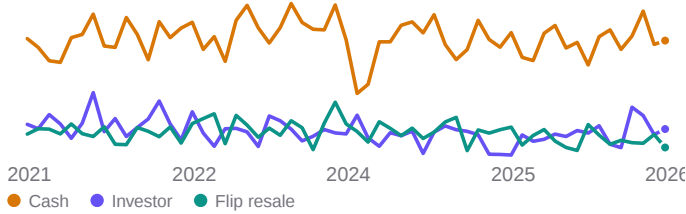
3.6%



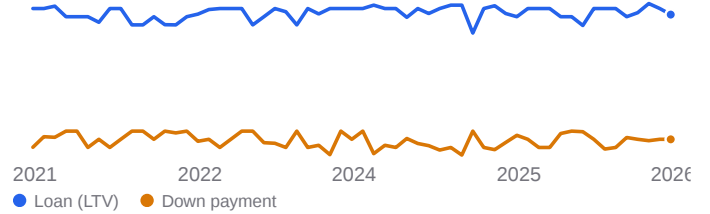
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 11% · Flip resale 4.0%



Financing (share of purchase price) Loan (LTV) 91% · Down payment 15%



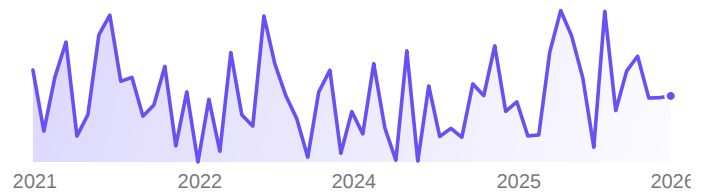
Sellers who sold at a gain

89%



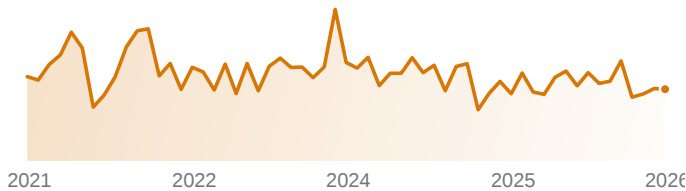
Typical hold before selling

5.6 yrs



Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	24,811
Median value (AVM)	\$222K
Median size	1,287 ft²
Median year built	1975
Single family	75%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.7%
Owner occupied	71%
Company owned	7.0%
Median loan-to-value	22%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	57,969
Density	170 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	111
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	15.0%
Unemployment	1.0%
Average temp	54°F
Annual precip	47 in
Sunshine	53%

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.