

# Chester County, TN

County · TN · Tennessee

BALANCED MARKET

**\$189K**

MEDIAN SALE PRICE

**+2.5%**

1-YR CHANGE

**249**

SALES (12 MO)

**\$226K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



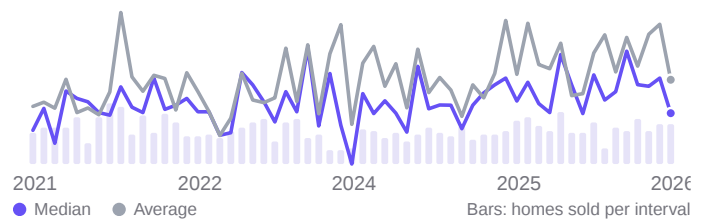
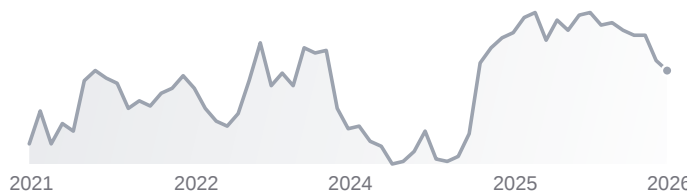
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$158K · Average \$208K

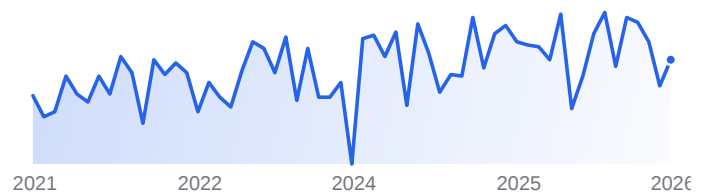
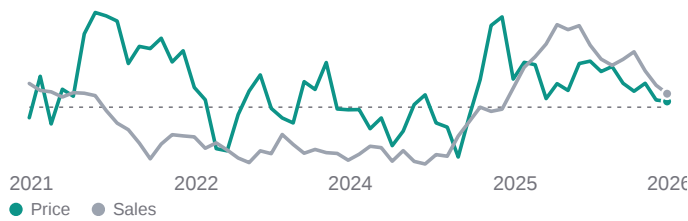


Growth (year over year)

Price +2.5% · Sales +6.0%

Price per square foot

\$115/ft²

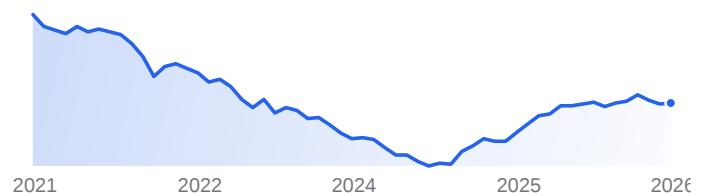
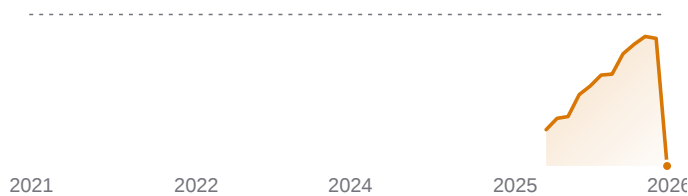


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

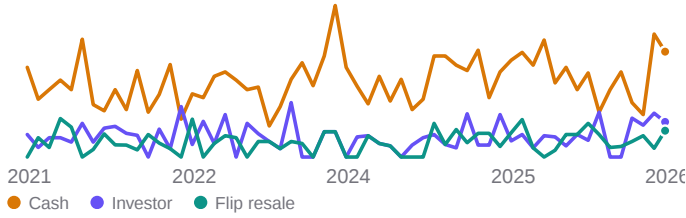
3.9%



## BUYERS & OUTCOMES

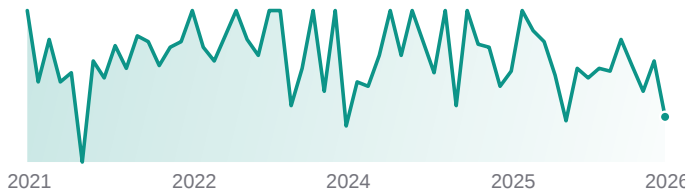
### Buyer mix

Cash 52% · Investor 17% · Flip resale 13%



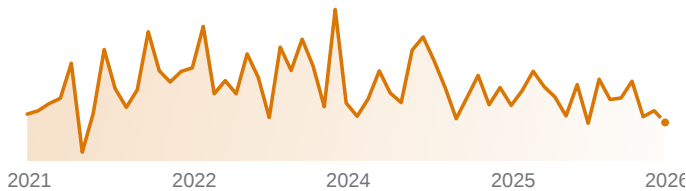
### Sellers who sold at a gain

74%

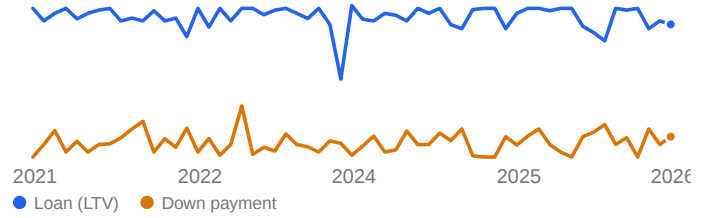


### Median annualized return at resale

+4.1%

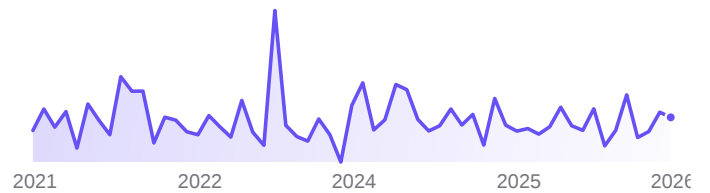


### Financing (share of purchase price) Loan (LTV) 88% · Down payment 15%



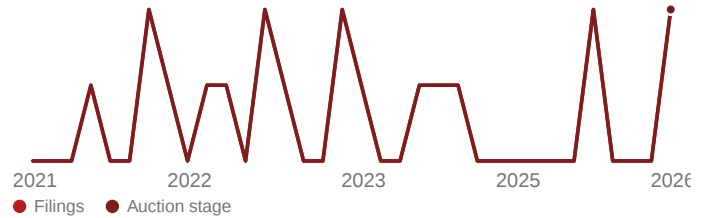
### Typical hold before selling

7.0 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,402     |
| Median value (AVM) | \$226K    |
| Median size        | 1,724 ft² |
| Median year built  | 1988      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 69%      |
| Underwater (LTV 125% or more) | 2.0%     |
| Owner occupied                | 67%      |
| Company owned                 | 10%      |
| Median loan-to-value          | 31%      |
| Typical ownership tenure      | 18.9 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 17,974   |
| Density                          | 63 / mi² |
| Median household income          | \$59K    |
| Average household income         | \$71K    |
| Crime index (US avg 100)         | 120      |
| Air pollution index (US avg 100) | 100      |
| Earthquake index (US avg 100)    | 136      |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 11%      |
| Poverty rate                     | 11.4%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 60°F     |
| Annual precip                    | 56 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.