

Claiborne County, TN

County · TN · Tennessee

BALANCED MARKET

\$202K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

442

SALES (12 MO)

\$206K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



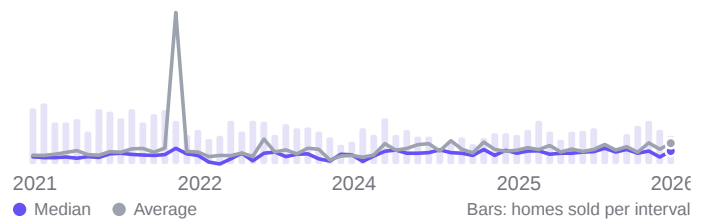
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$220K · Average \$291K

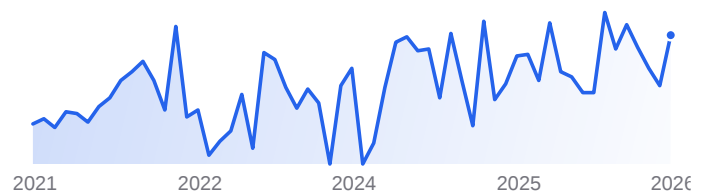
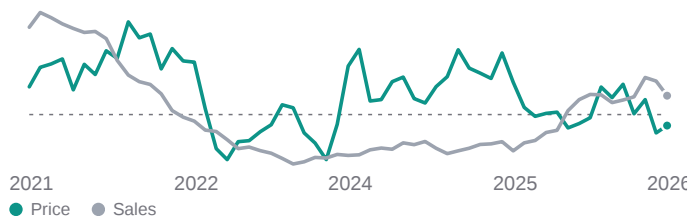


Growth (year over year)

Price -5.7% · Sales +10.0%

Price per square foot

\$168/ft²

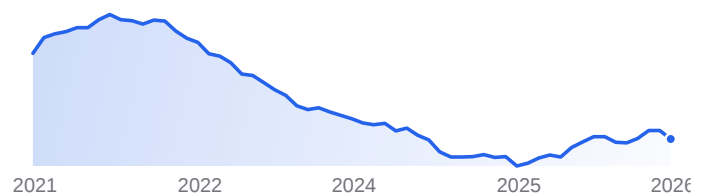
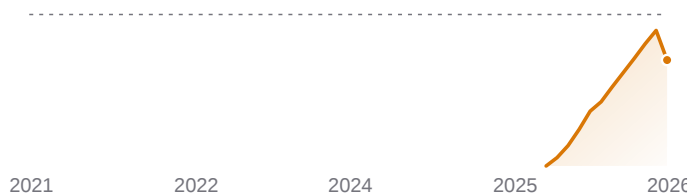


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

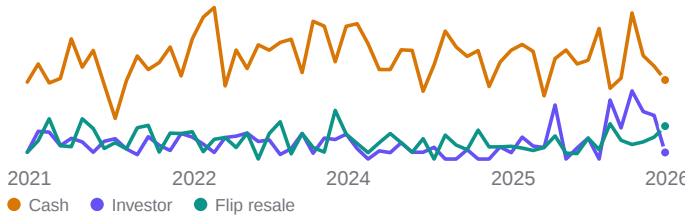
3.0%



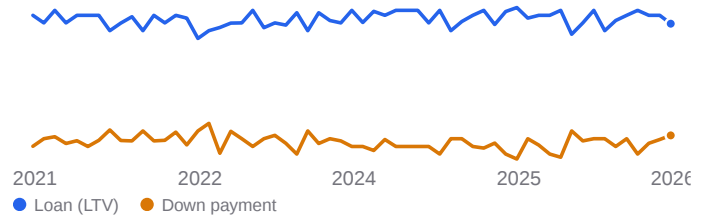
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 2.9% · Flip resale 15%

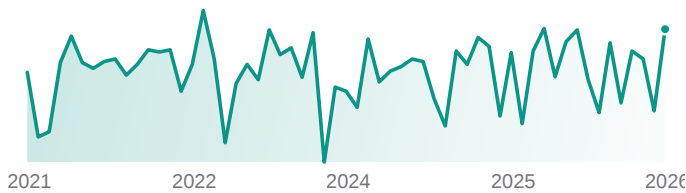


Financing (share of purchase price) Loan (LTV) 90% · Down payment 17%



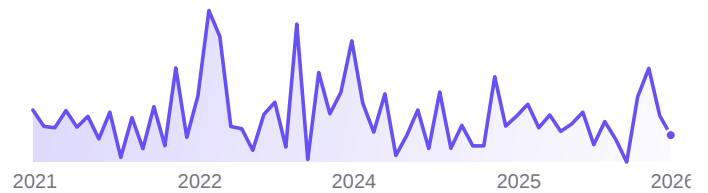
Sellers who sold at a gain

96%



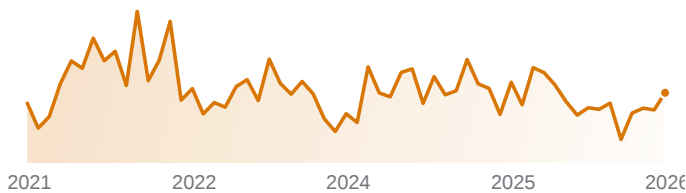
Typical hold before selling

4.9 yrs



Median annualized return at resale

+7.1%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,881
Median value (AVM)	\$206K
Median size	1,309 ft²
Median bedrooms	3
Median year built	1987
Single family	61%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.8%
Owner occupied	68%
Company owned	7.5%
Median loan-to-value	21%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	33,390
Density	77 / mi²
Median household income	\$47K
Average household income	\$63K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	131
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	15.8%
Unemployment	0.9%
Average temp	55°F
Annual precip	52 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.