

Decatur County, TN

County · TN · Tennessee

SELLER'S MARKET

\$182K

MEDIAN SALE PRICE

+60.7%

1-YR CHANGE

278

SALES (12 MO)

\$133K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

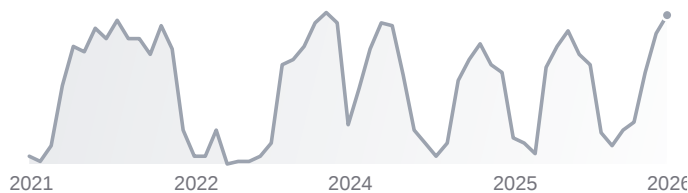
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

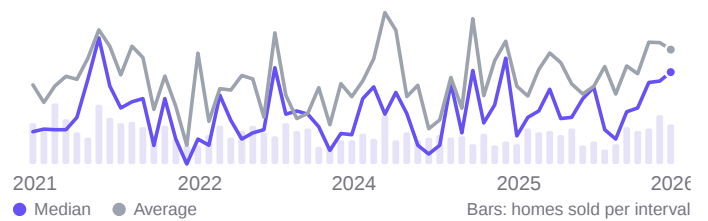
Market temperature (0–100)

73 / 100



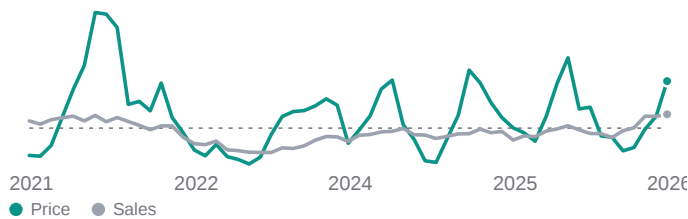
Sale prices

Median \$193K · Average \$229K



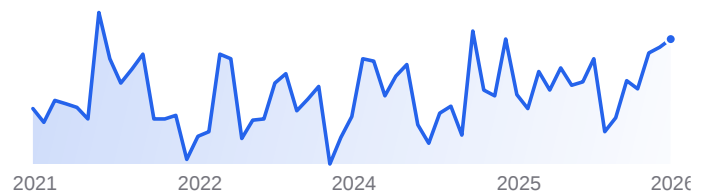
Growth (year over year)

Price +60.7% · Sales +17.8%



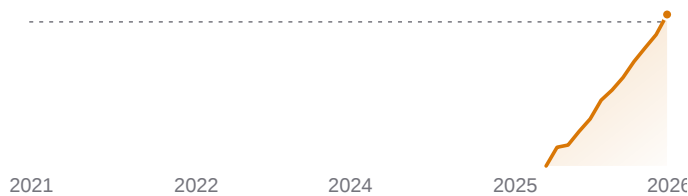
Price per square foot

\$155/ft²



Sale premium vs estimated value

+0.4%



Annual turnover (share of homes sold)

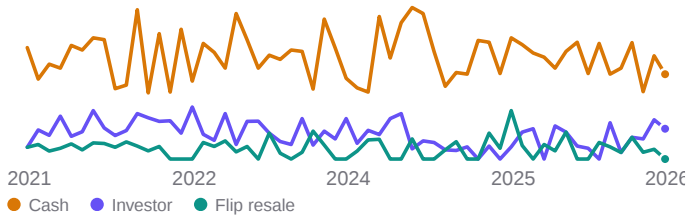
3.7%



BUYERS & OUTCOMES

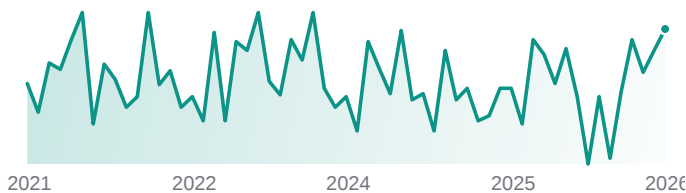
Buyer mix

Cash 47% · Investor 17% · Flip resale 0%



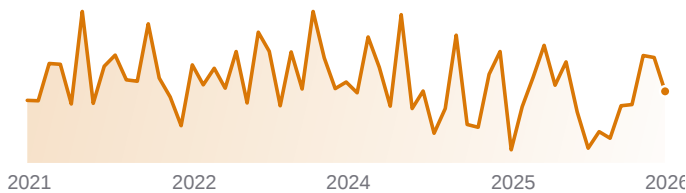
Sellers who sold at a gain

96%

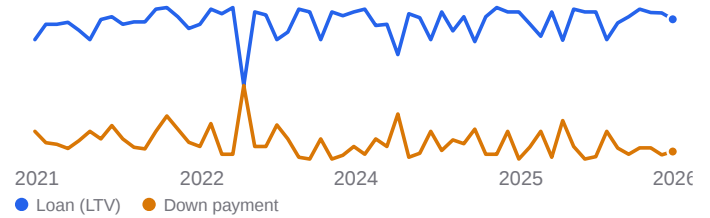


Median annualized return at resale

+6.7%

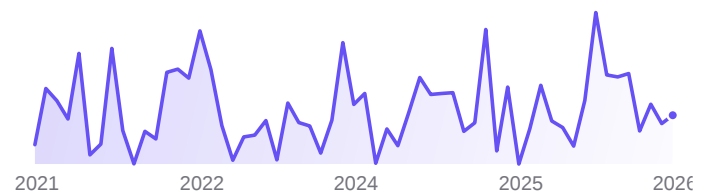


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



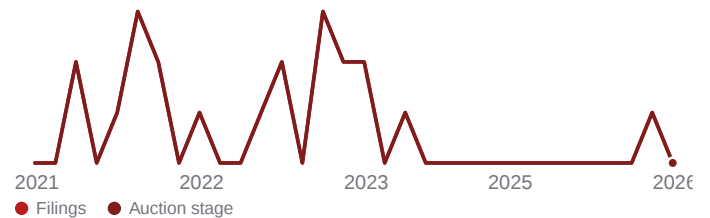
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,502
Median value (AVM)	\$133K
Median size	1,303 ft²
Median bedrooms	3
Median year built	1983
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.3%
Owner occupied	56%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	11,904
Density	36 / mi²
Median household income	\$51K
Average household income	\$69K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	108
Homes occupied	76%
Bachelor's or higher	13%
Poverty rate	19.3%
Unemployment	1.0%
Average temp	59°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.