

Dyer County, TN

County · TN · Tennessee

BUYER'S MARKET

\$151K

MEDIAN SALE PRICE

-16.9%

1-YR CHANGE

580

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



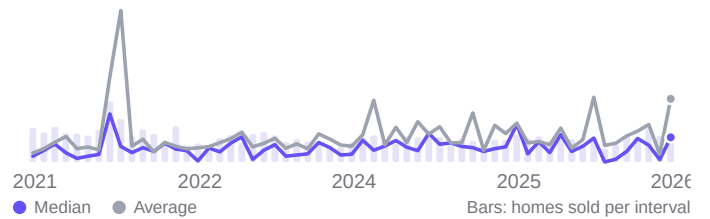
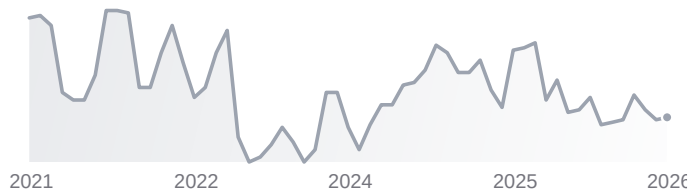
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$193K · Average \$352K

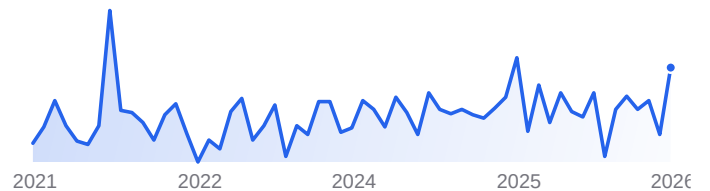
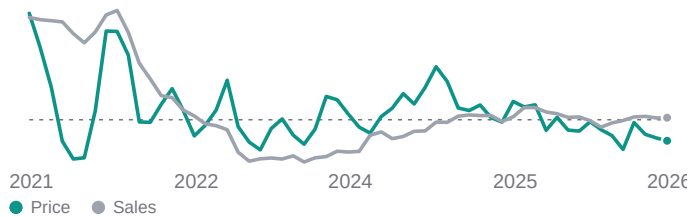


Growth (year over year)

Price -16.9% · Sales +1.6%

Price per square foot

\$141/ft²

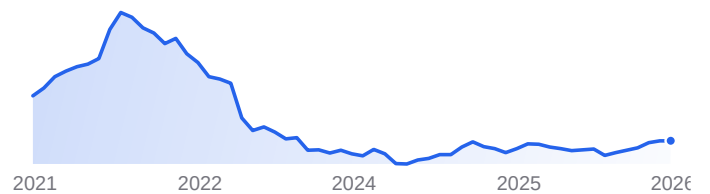
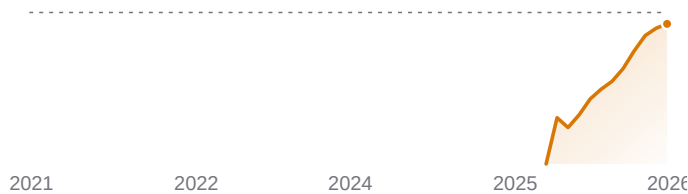


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

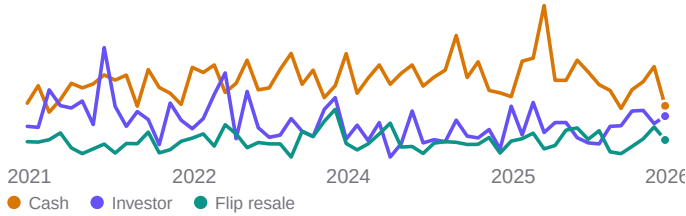
4.0%



BUYERS & OUTCOMES

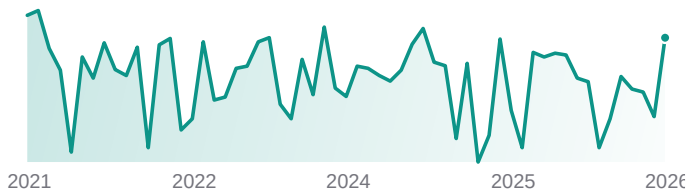
Buyer mix

Cash 28% · Investor 22% · Flip resale 9.3%



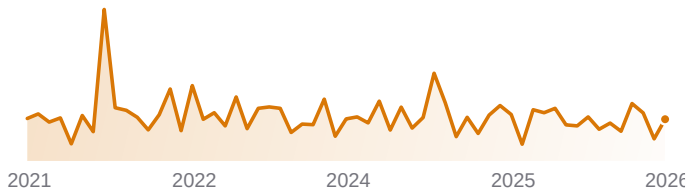
Sellers who sold at a gain

90%

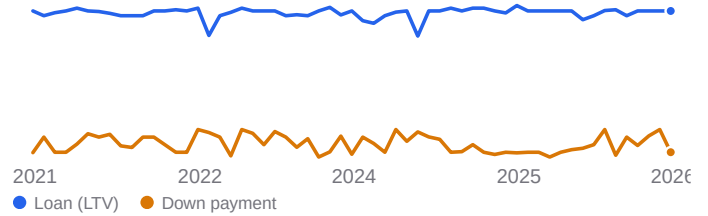


Median annualized return at resale

+4.7%

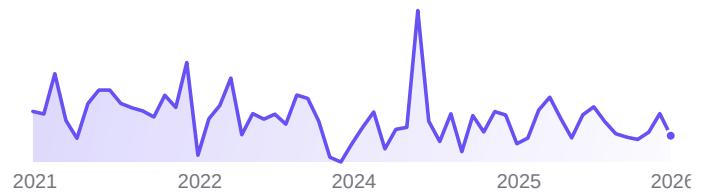


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,413
Median value (AVM)	\$145K
Median size	1,447 ft²
Median bedrooms	3
Median year built	1974
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.5%
Owner occupied	68%
Company owned	8.8%
Median loan-to-value	35%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	36,627
Density	72 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	554
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	15.3%
Unemployment	0.8%
Average temp	60°F
Annual precip	52 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.