

Gibson County, TN

County · TN · Tennessee

SELLER'S MARKET

\$187K

MEDIAN SALE PRICE

+19.9%

1-YR CHANGE

909

SALES (12 MO)

\$171K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



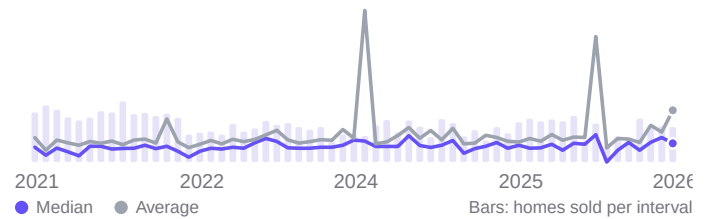
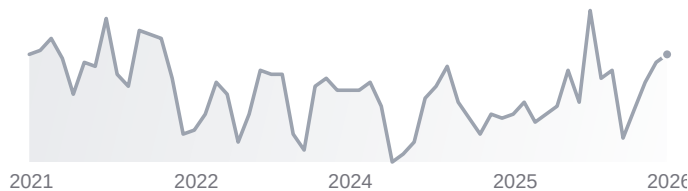
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$175K · Average \$343K

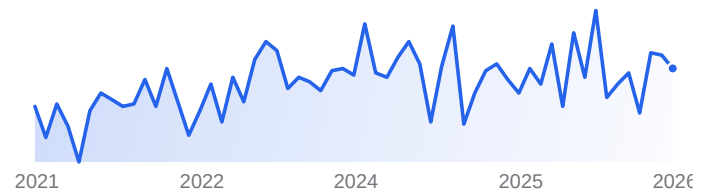
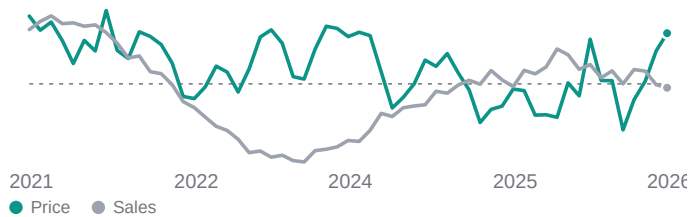


Growth (year over year)

Price +19.9% · Sales -1.5%

Price per square foot

\$114/ft²

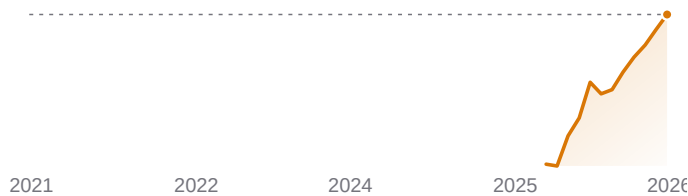


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

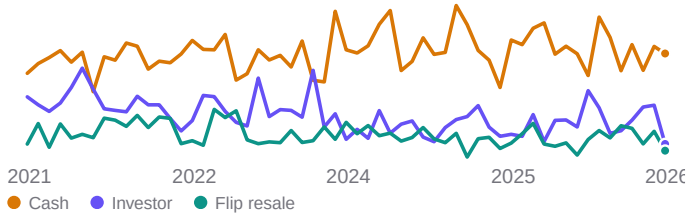
4.4%



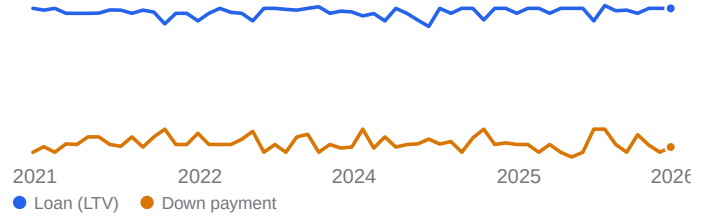
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 6.3% · Flip resale 3.8%

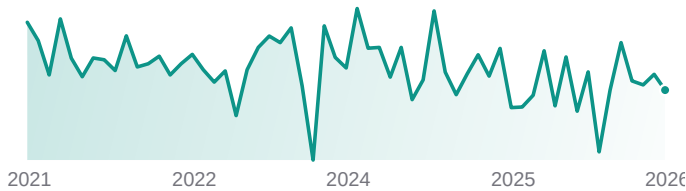


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



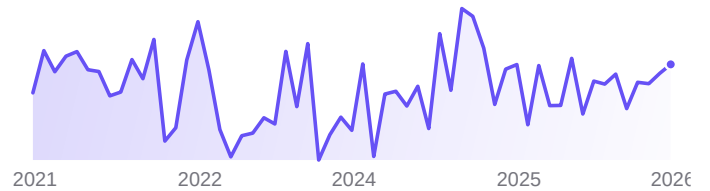
Sellers who sold at a gain

82%



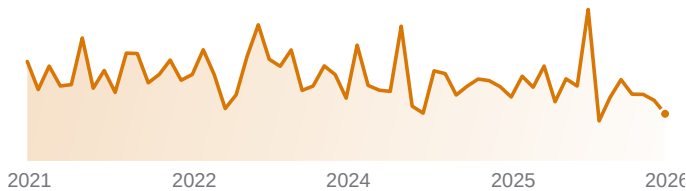
Typical hold before selling

5.8 yrs



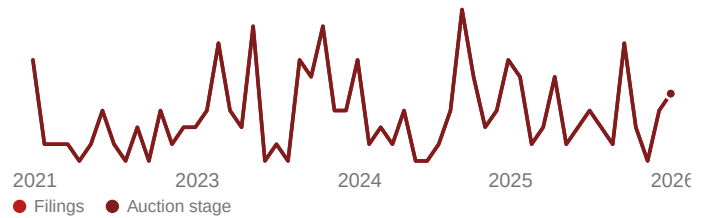
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	20,721
Median value (AVM)	\$171K
Median size	1,521 ft²
Median bedrooms	3
Median year built	1972
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	8.0%
Median loan-to-value	32%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	51,727
Density	86 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	275
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	11.6%
Unemployment	1.1%
Average temp	59°F
Annual precip	54 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.