

Giles County, TN

County · TN · Tennessee

SELLER'S MARKET

\$240K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

498

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

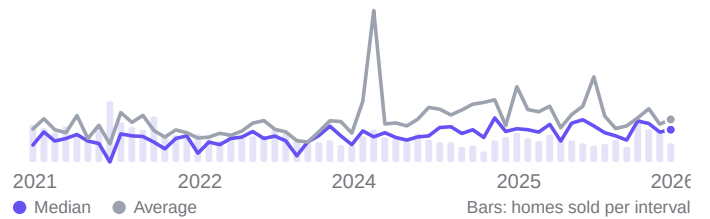
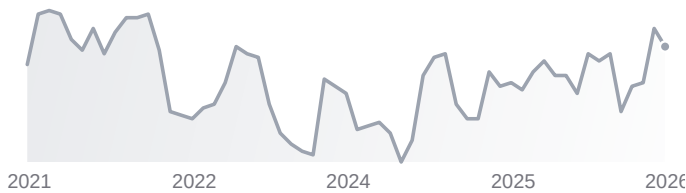
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

63 / 100

Sale prices

Median \$235K · Average \$276K

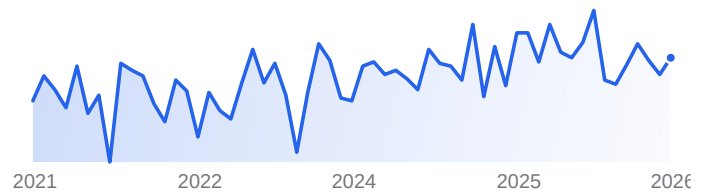
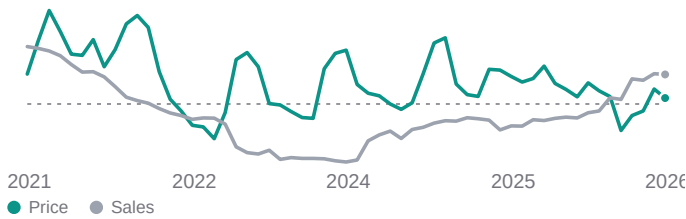


Growth (year over year)

Price +3.0% · Sales +14.7%

Price per square foot

\$162/ft²

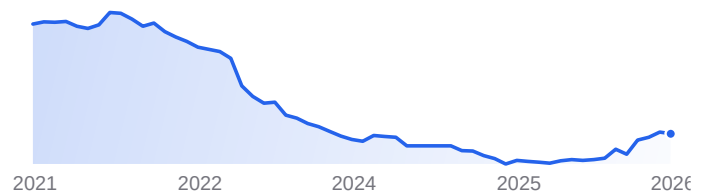
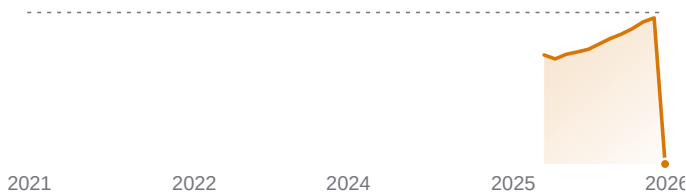


Sale premium vs estimated value

-11.0%

Annual turnover (share of homes sold)

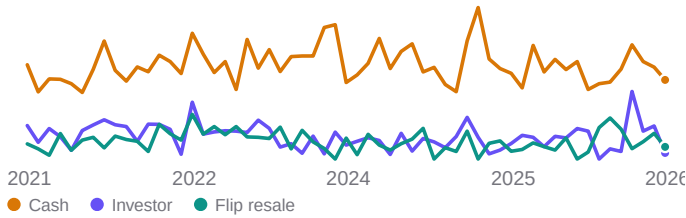
3.8%



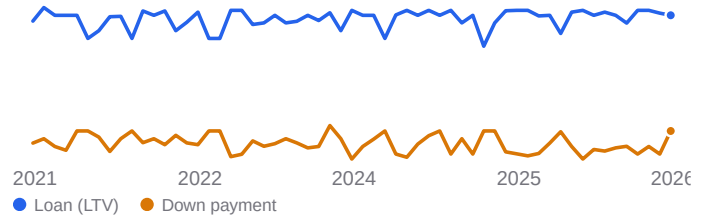
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 3.1% · Flip resale 6.3%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



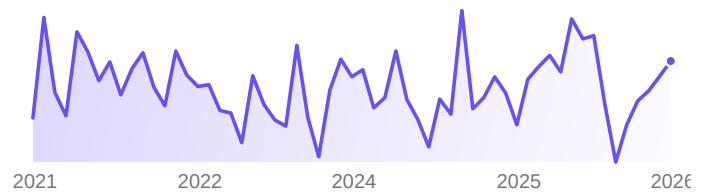
Sellers who sold at a gain

91%



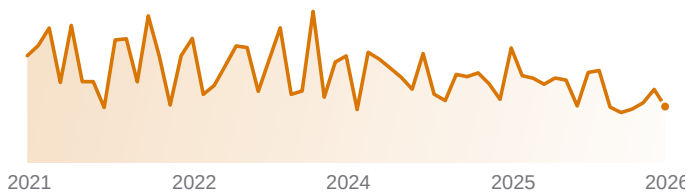
Typical hold before selling

6.9 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	13,190
Median value (AVM)	\$234K
Median size	1,450 ft²
Median bedrooms	2
Median year built	1983
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	7.6%
Median loan-to-value	22%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	31,161
Density	51 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	56
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	13.0%
Unemployment	0.9%
Average temp	59°F
Annual precip	57 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.