

Grainger County, TN

County · TN · Tennessee

BALANCED MARKET

\$322K

MEDIAN SALE PRICE

+31.5%

1-YR CHANGE

319

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



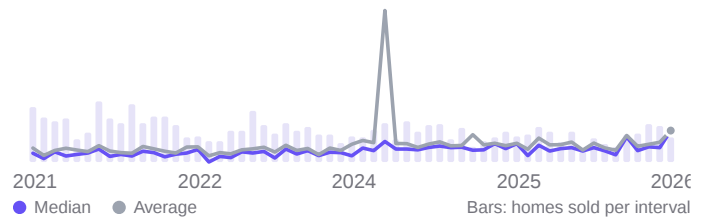
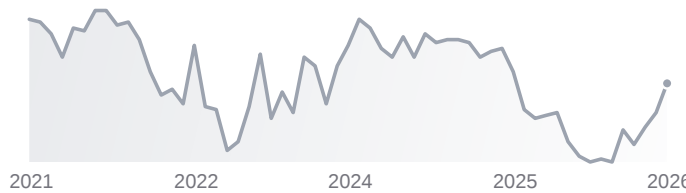
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$454K · Average \$456K

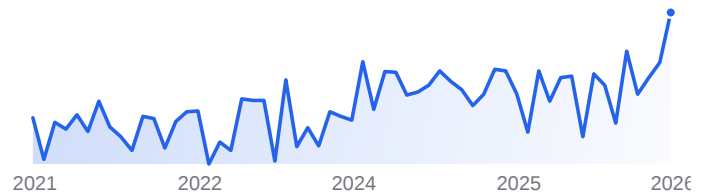
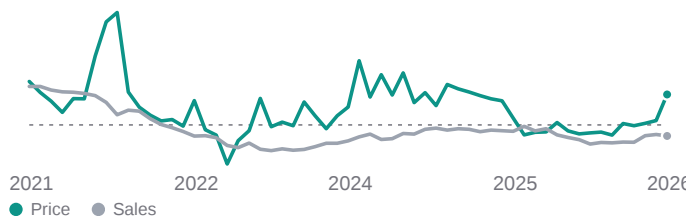


Growth (year over year)

Price +31.5% · Sales -11.4%

Price per square foot

\$283/ft²

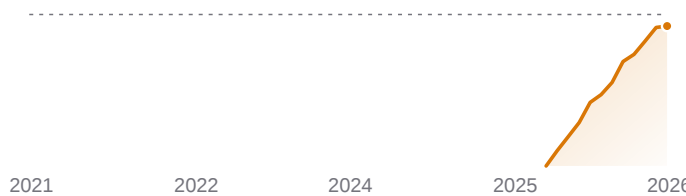


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

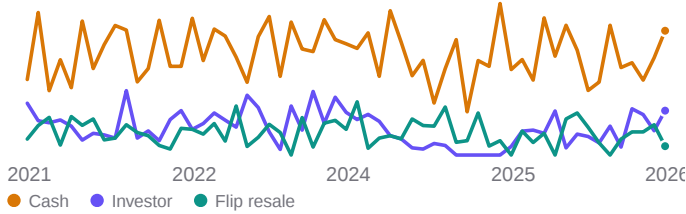
2.7%



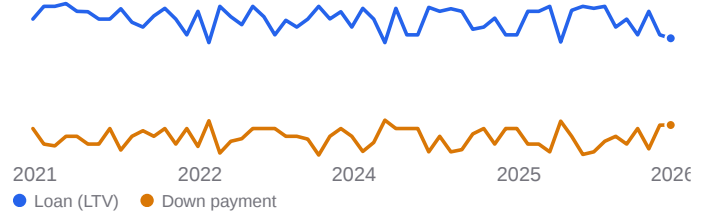
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 19% · Flip resale 3.8%

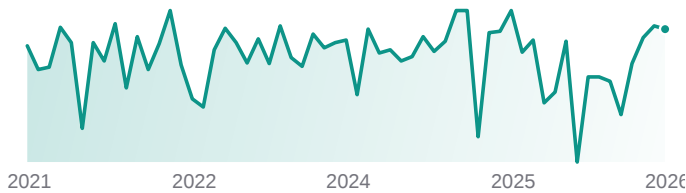


Financing (share of purchase price) Loan (LTV) 78% · Down payment 22%



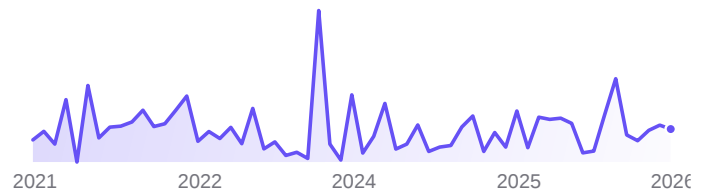
Sellers who sold at a gain

95%



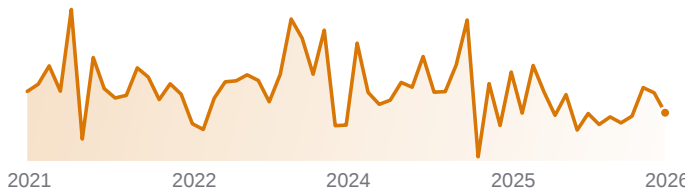
Typical hold before selling

5.0 yrs



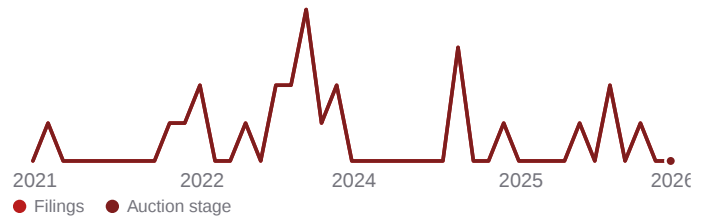
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,961
Median value (AVM)	\$268K
Median size	1,288 ft²
Median bedrooms	2
Median year built	1990
Single family	57%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.0%
Owner occupied	67%
Company owned	7.4%
Median loan-to-value	18%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	25,368
Density	90 / mi²
Median household income	\$48K
Average household income	\$64K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	140
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	19.2%
Unemployment	1.0%
Average temp	57°F
Annual precip	47 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.