

Greene County, TN

County · TN · Tennessee

BALANCED MARKET

\$240K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

1,241

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



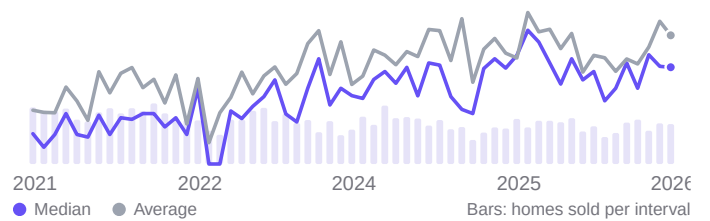
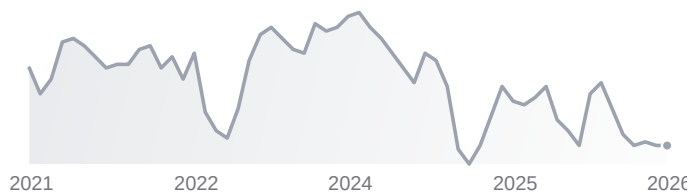
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$235K · Average \$273K

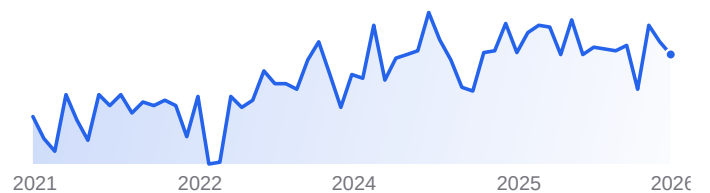
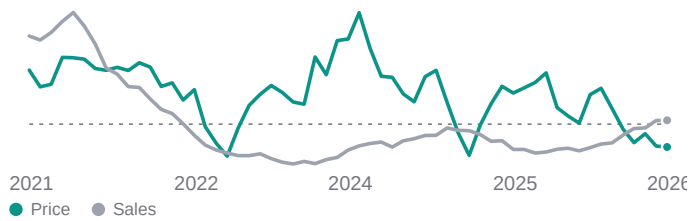


Growth (year over year)

Price -9.1% · Sales +1.5%

Price per square foot

\$158/ft²

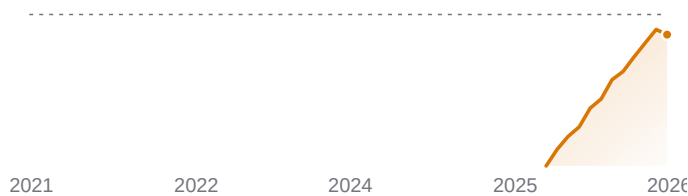


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

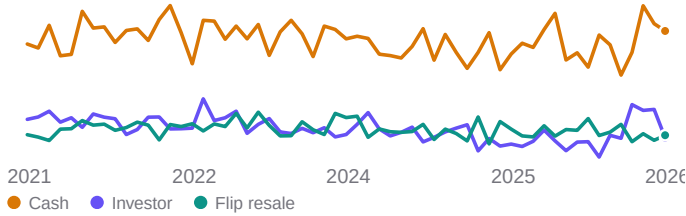
3.9%



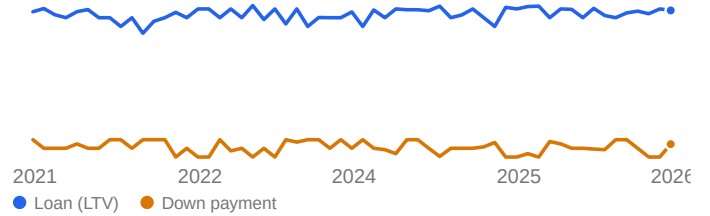
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 7.4% · Flip resale 8.3%

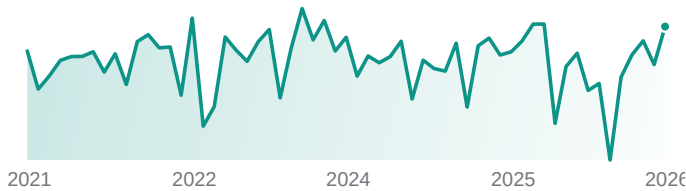


Financing (share of purchase price) Loan (LTV) 94% · Down payment 17%



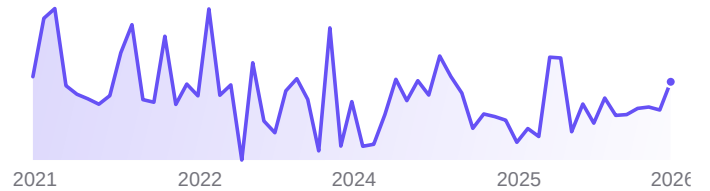
Sellers who sold at a gain

94%



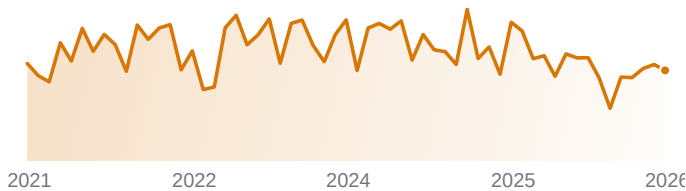
Typical hold before selling

6.2 yrs



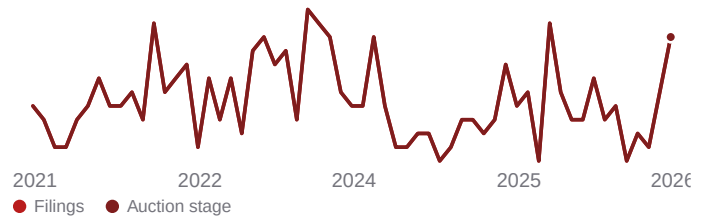
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	31,663
Median value (AVM)	\$233K
Median size	1,350 ft²
Median bedrooms	3
Median year built	1983
Single family	67%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.4%
Owner occupied	69%
Company owned	6.3%
Median loan-to-value	24%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	74,284
Density	119 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	124
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	13.8%
Unemployment	1.2%
Average temp	57°F
Annual precip	45 in
Sunshine	53%

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.