

Hamilton County, TN

County · TN · Tennessee

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

6,945

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



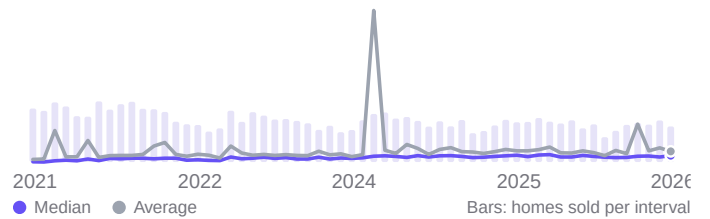
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$373K · Average \$446K

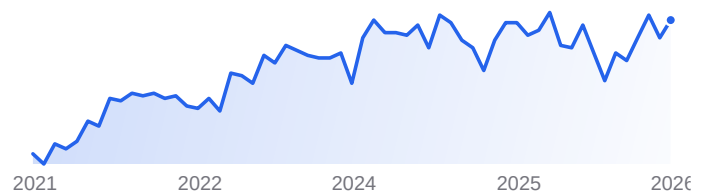
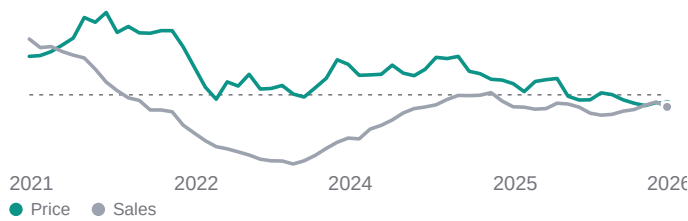


Growth (year over year)

Price -3.1% · Sales -4.1%

Price per square foot

\$211/ft²

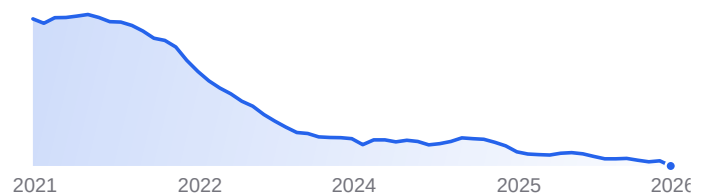
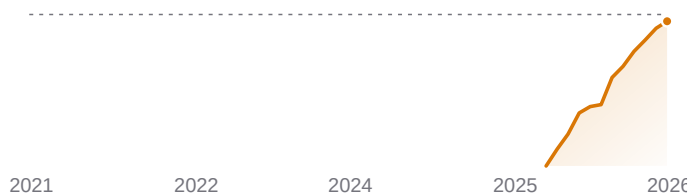


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

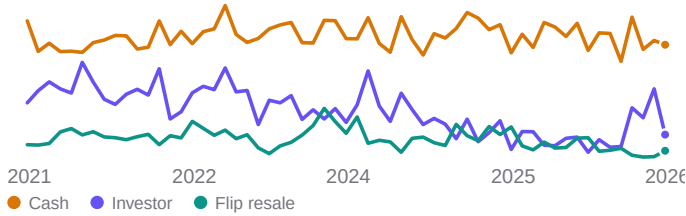
5.2%



BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 11% · Flip resale 8.0%



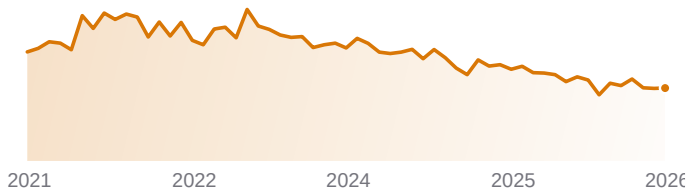
Sellers who sold at a gain

91%

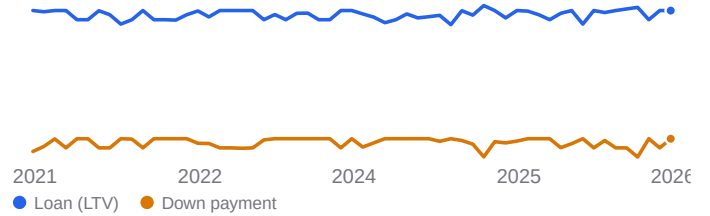


Median annualized return at resale

+5.8%

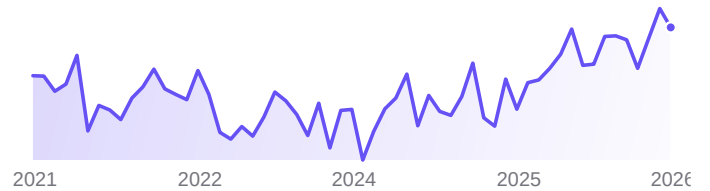


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 37 · Auction stage 37



HOUSING STOCK

Homes	133,595
Median value (AVM)	\$351K
Median size	1,722 ft²
Median bedrooms	2
Median year built	1978
Single family	82%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	14%
Median loan-to-value	41%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	388,844
Density	717 / mi²
Median household income	\$71K
Average household income	\$100K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	140
Homes occupied	92%
Bachelor's or higher	24%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	59°F
Annual precip	56 in
Sunshine	57%

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.