

Hawkins County, TN

County · TN · Tennessee

BALANCED MARKET

\$210K

MEDIAN SALE PRICE

+1.6%

1-YR CHANGE

822

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

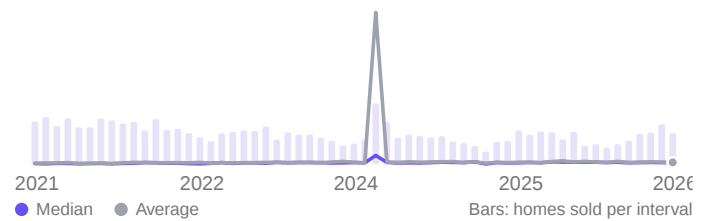
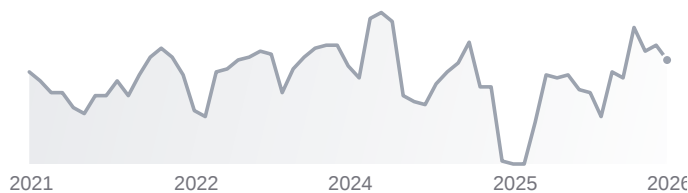
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$195K · Average \$227K

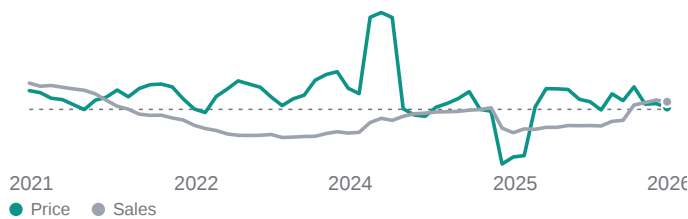


Growth (year over year)

Price +1.6% · Sales +6.8%

Price per square foot

\$164/ft²

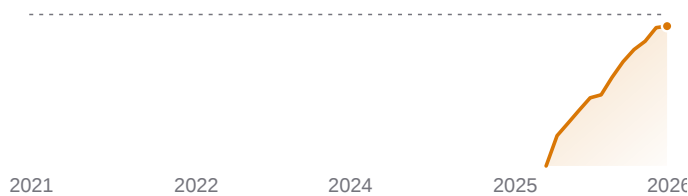


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

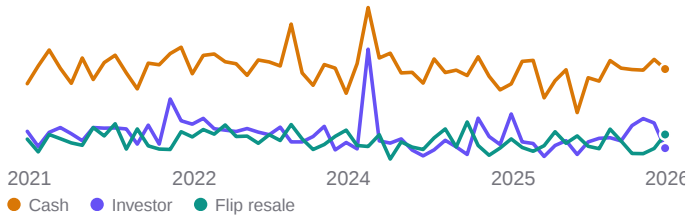
3.0%



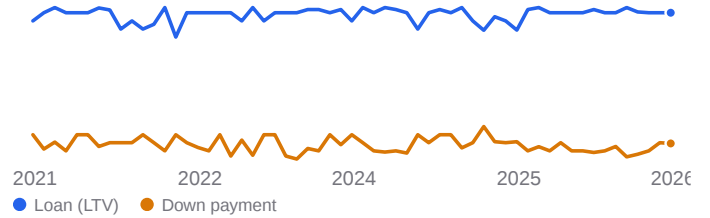
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 5.0% · Flip resale 11%

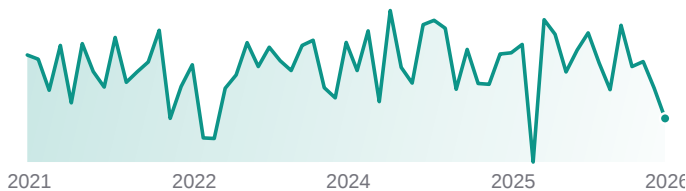


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



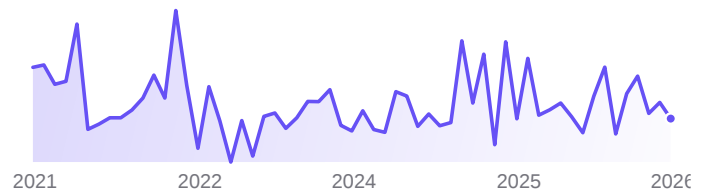
Sellers who sold at a gain

82%



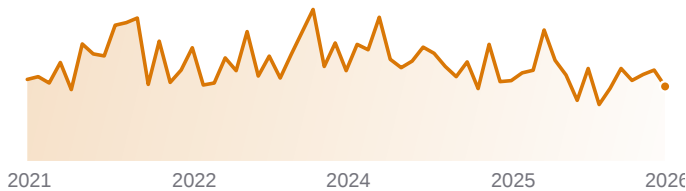
Typical hold before selling

4.7 yrs



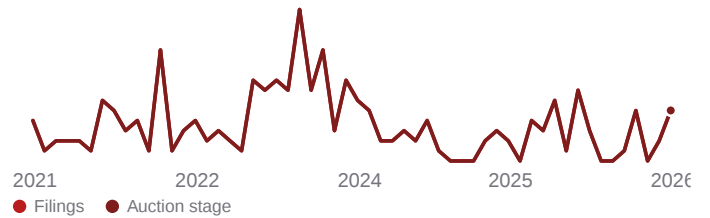
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	27,000
Median value (AVM)	\$227K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1985
Single family	66%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	8.0%
Median loan-to-value	28%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	60,053
Density	123 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	120
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	15.2%
Unemployment	1.1%
Average temp	57°F
Annual precip	46 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.