

Haywood County, TN

County · TN · Tennessee

BUYER'S MARKET

\$190K

MEDIAN SALE PRICE

-83.5%

1-YR CHANGE

230

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



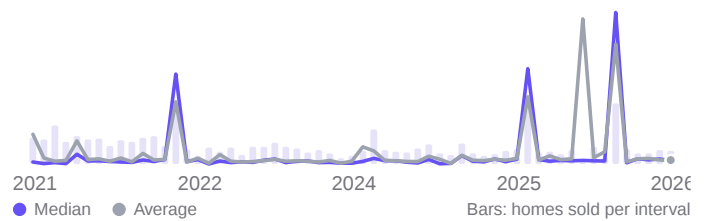
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$165K · Average \$183K

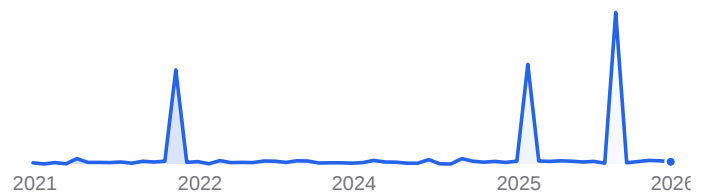
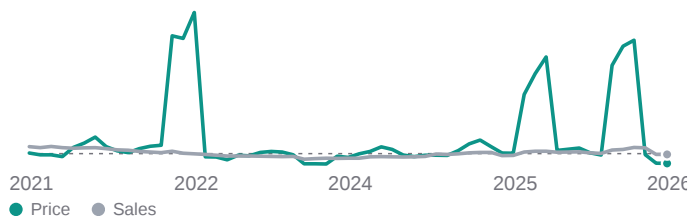


Growth (year over year)

Price -83.5% · Sales -6.9%

Price per square foot

\$105/ft²

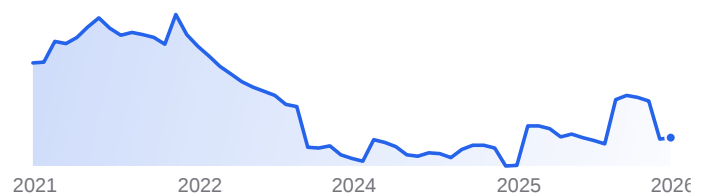


Sale premium vs estimated value

-9.6%

Annual turnover (share of homes sold)

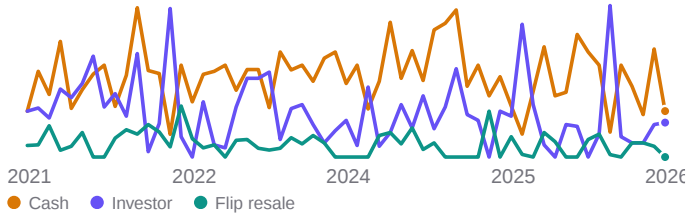
3.3%



BUYERS & OUTCOMES

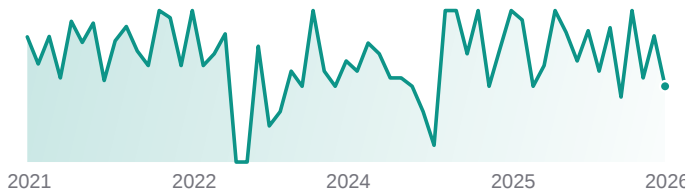
Buyer mix

Cash 25% · Investor 19% · Flip resale 0%



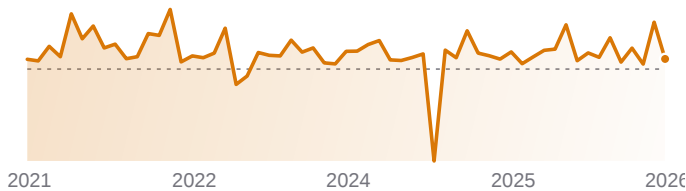
Sellers who sold at a gain

75%

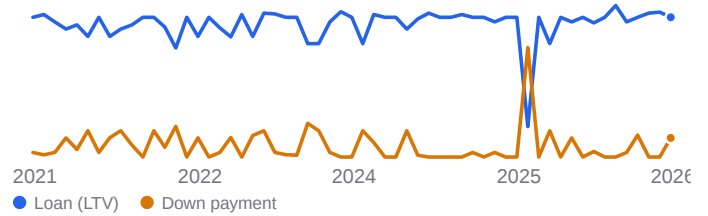


Median annualized return at resale

+4.0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,024
Median value (AVM)	\$154K
Median size	1,431 ft²
Median bedrooms	3
Median year built	1974
Single family	79%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.5%
Owner occupied	67%
Company owned	12%
Median loan-to-value	21%

Typical ownership tenure

14.5 yrs

COMMUNITY

Population	17,142
Density	32 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	256
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	25.4%
Unemployment	0.8%
Average temp	60°F
Annual precip	54 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.