

Henderson County, TN

County · TN · Tennessee

BALANCED MARKET

\$207K

MEDIAN SALE PRICE

+12.1%

1-YR CHANGE

320

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



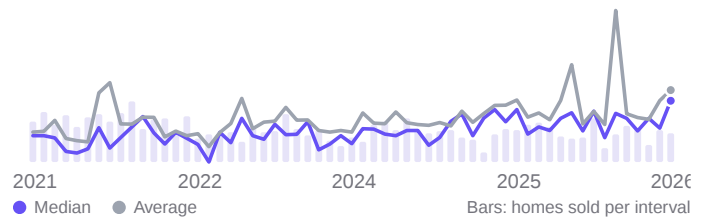
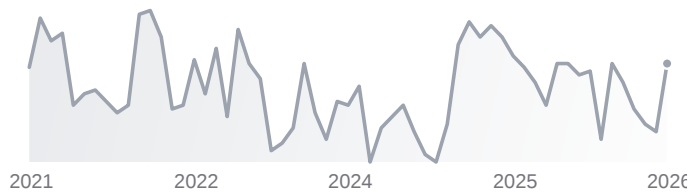
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$250K · Average \$280K

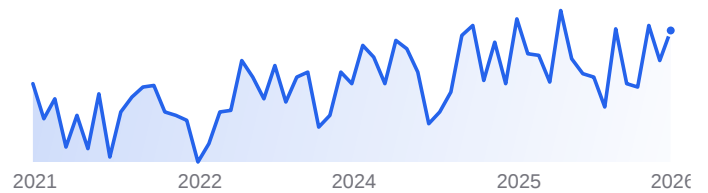
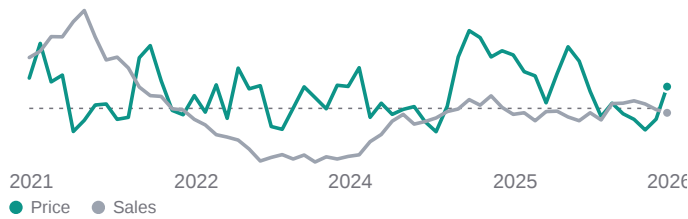


Growth (year over year)

Price +12.1% · Sales -2.4%

Price per square foot

\$149/ft²

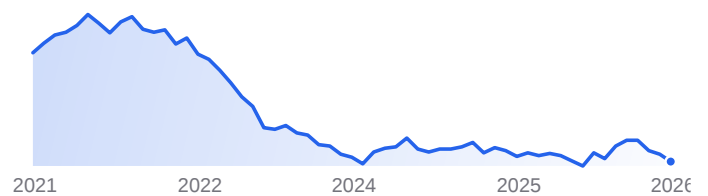
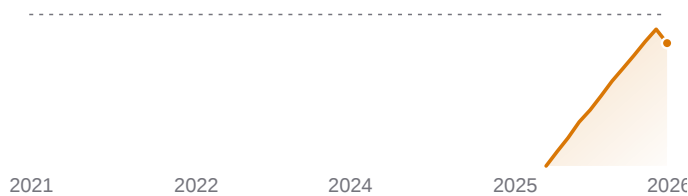


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

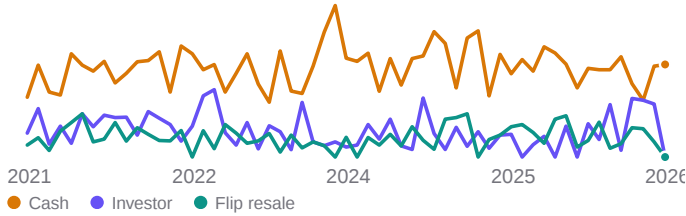
2.8%



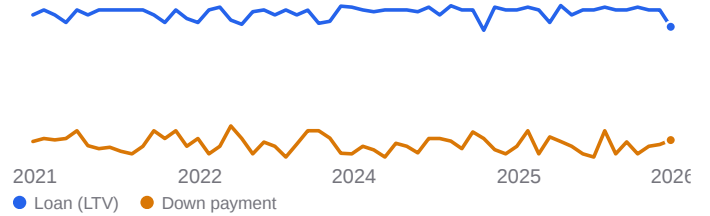
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 0% · Flip resale 0%

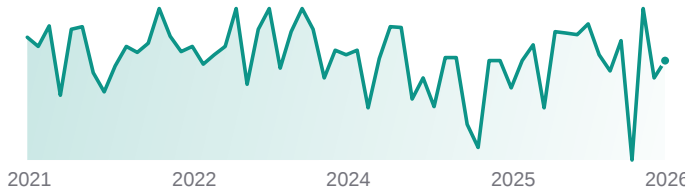


Financing (share of purchase price) Loan (LTV) 87% · Down payment 14%



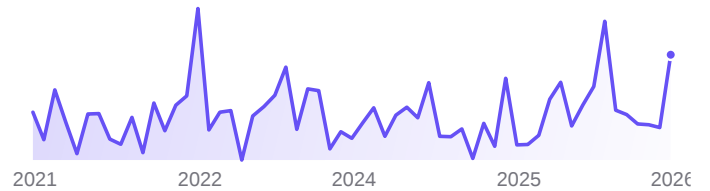
Sellers who sold at a gain

88%



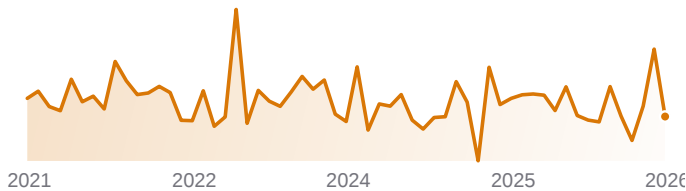
Typical hold before selling

10.5 yrs



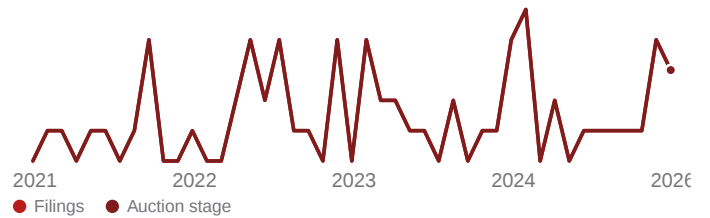
Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,556
Median value (AVM)	\$191K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1986
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.9%
Owner occupied	73%
Company owned	5.9%
Median loan-to-value	22%
Typical ownership tenure	13.6 yrs

COMMUNITY

Population	28,405
Density	55 / mi²
Median household income	\$54K
Average household income	\$68K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	136
Homes occupied	86%
Bachelor's or higher	9%
Poverty rate	19.1%
Unemployment	0.9%
Average temp	59°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.