

Henry County, TN

County · TN · Tennessee

BALANCED MARKET

\$187K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

554

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



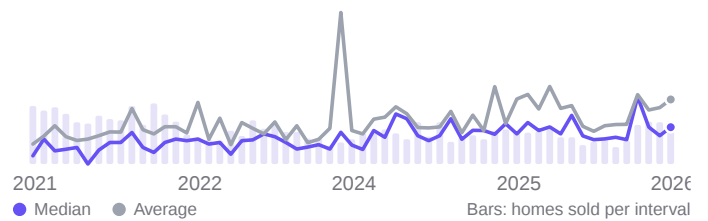
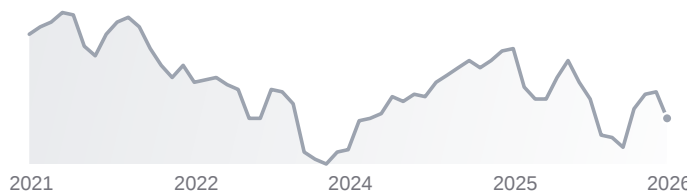
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$195K · Average \$277K

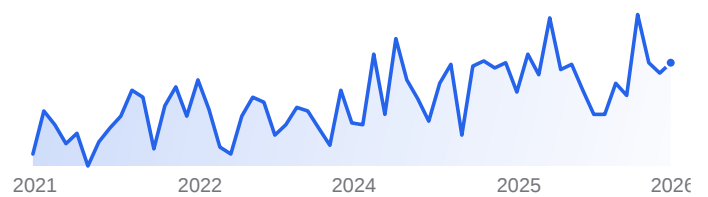
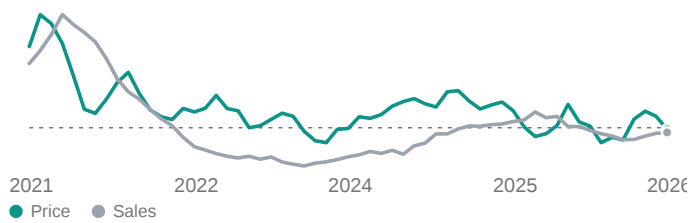


Growth (year over year)

Price -1.5% · Sales -4.3%

Price per square foot

\$142/ft²

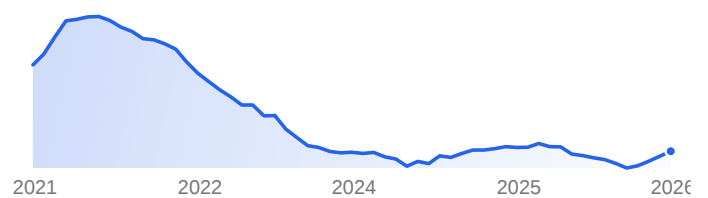


Sale premium vs estimated value

+0.5%

Annual turnover (share of homes sold)

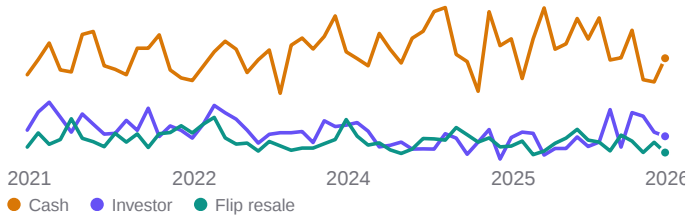
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 11% · Flip resale 3.0%



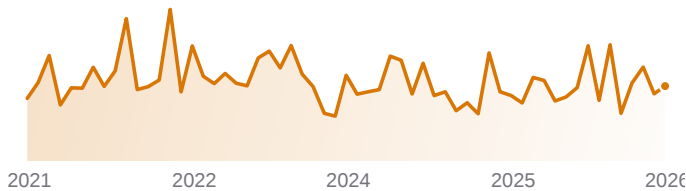
Sellers who sold at a gain

90%

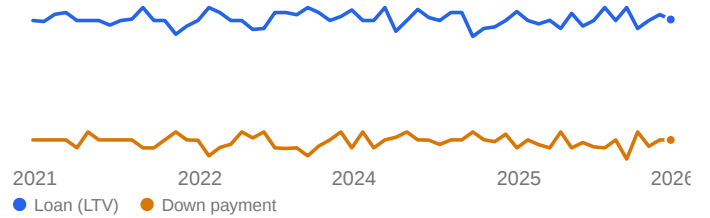


Median annualized return at resale

+6.9%

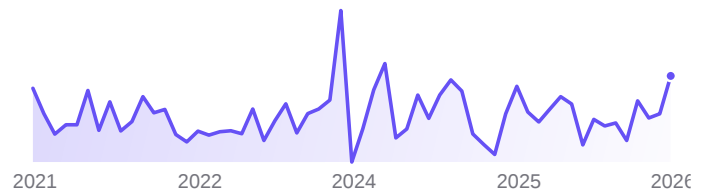


Financing (share of purchase price) Loan (LTV) 91% · Down payment 15%



Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,598
Median value (AVM)	\$181K
Median size	1,408 ft²
Median bedrooms	2
Median year built	1980
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.6%
Owner occupied	66%
Company owned	6.7%
Median loan-to-value	19%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	33,244
Density	59 / mi²
Median household income	\$50K
Average household income	\$68K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	193
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	58°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.