

Jackson County, TN

County · TN · Tennessee

BUYER'S MARKET

\$173K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

179

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



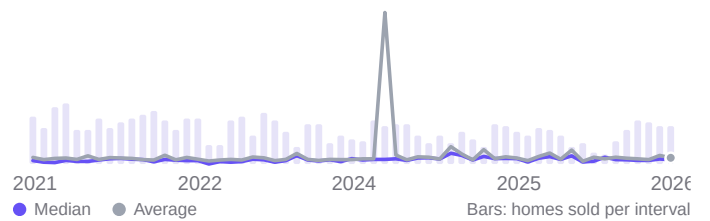
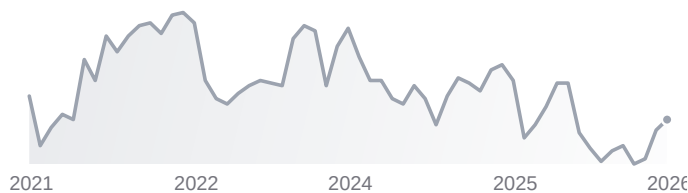
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$170K · Average \$219K

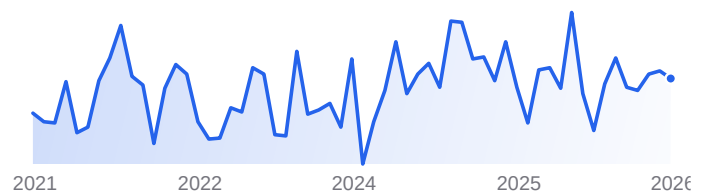
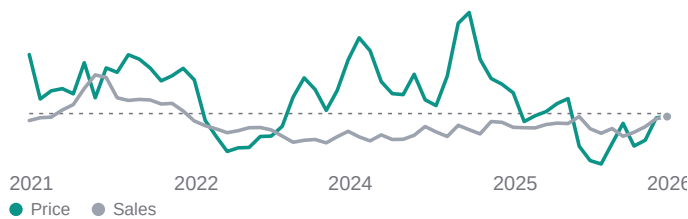


Growth (year over year)

Price -1.8% · Sales -2.2%

Price per square foot

\$148/ft²

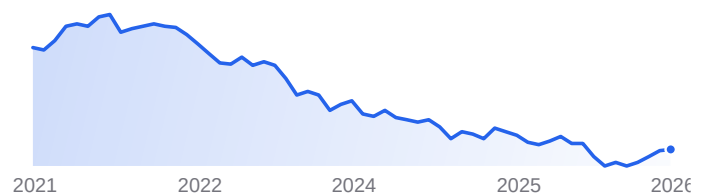
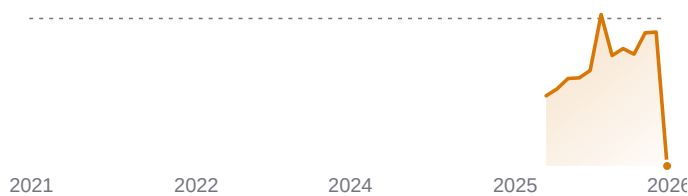


Sale premium vs estimated value

-17.9%

Annual turnover (share of homes sold)

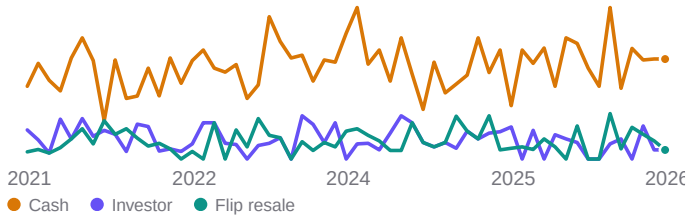
3.2%



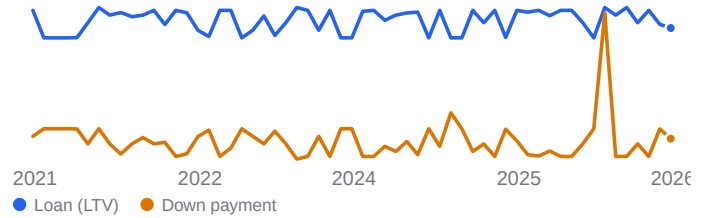
BUYERS & OUTCOMES

Buyer mix

Cash 55% · Investor 5.0% · Flip resale 5.0%

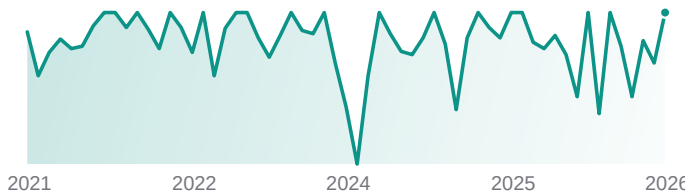


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



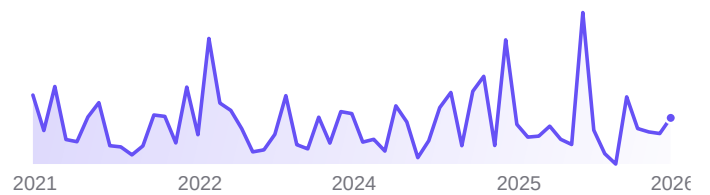
Sellers who sold at a gain

100%



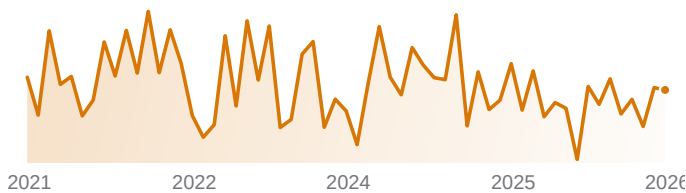
Typical hold before selling

6.6 yrs



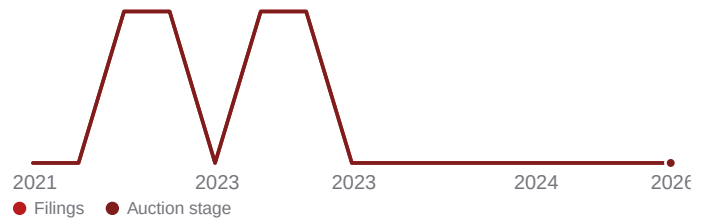
Median annualized return at resale

+8.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,640
Median value (AVM)	\$208K
Median size	1,284 ft²
Median bedrooms	2
Median year built	1988
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.0%
Owner occupied	74%
Company owned	5.6%
Median loan-to-value	6%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	12,544
Density	41 / mi²
Median household income	\$45K
Average household income	\$61K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	48
Homes occupied	87%
Bachelor's or higher	12%
Poverty rate	22.8%
Unemployment	1.2%
Average temp	57°F
Annual precip	55 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.