

Jefferson County, TN

County · TN · Tennessee

SELLER'S MARKET

\$299K

MEDIAN SALE PRICE

+3.9%

1-YR CHANGE

948

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



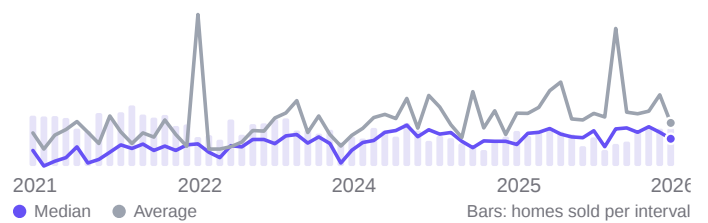
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$282K · Average \$326K

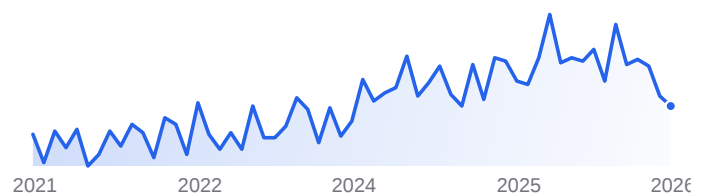
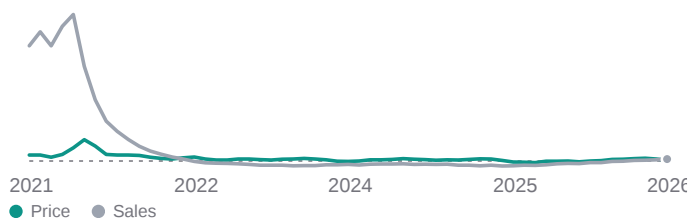


Growth (year over year)

Price +3.9% · Sales +9.3%

Price per square foot

\$176/ft²

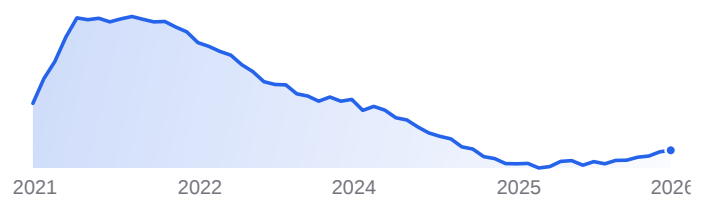
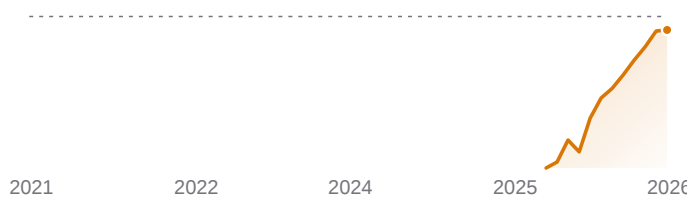


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

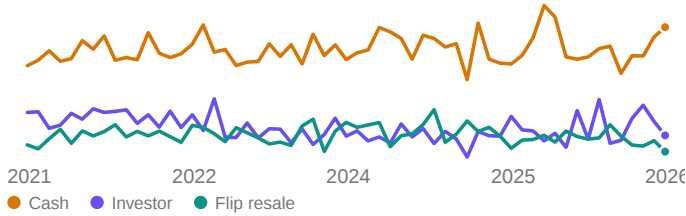
3.8%



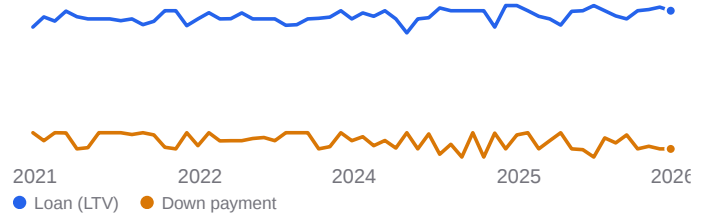
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 8.1% · Flip resale 2.0%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



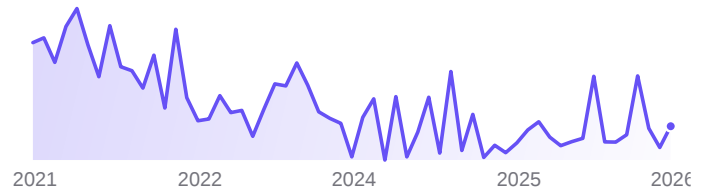
Sellers who sold at a gain

90%



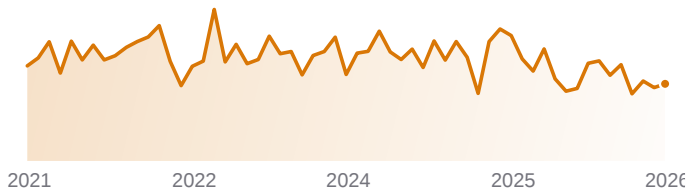
Typical hold before selling

5.2 yrs



Median annualized return at resale

+6.0%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	25,038
Median value (AVM)	\$297K
Median size	1,449 ft²
Median bedrooms	3
Median year built	1995
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.9%
Owner occupied	69%
Company owned	10%
Median loan-to-value	24%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	59,937
Density	218 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	149
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	8.9%
Unemployment	1.1%
Average temp	57°F
Annual precip	46 in
Sunshine	56%

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.