

Lincoln County, TN

County · TN · Tennessee

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

617

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



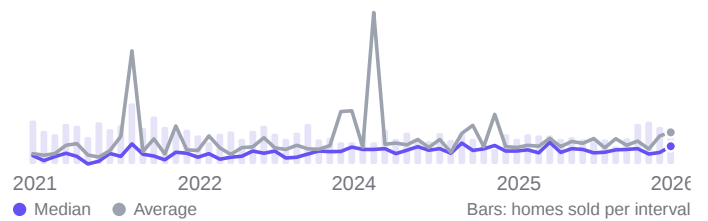
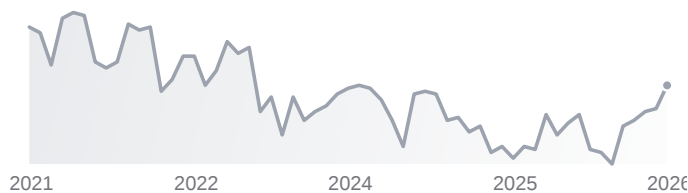
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$245K · Average \$333K

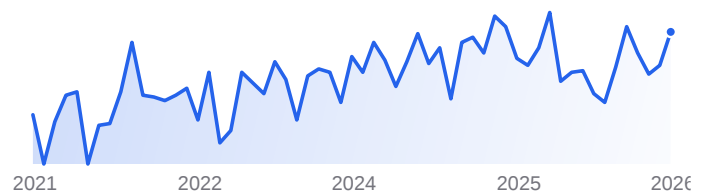
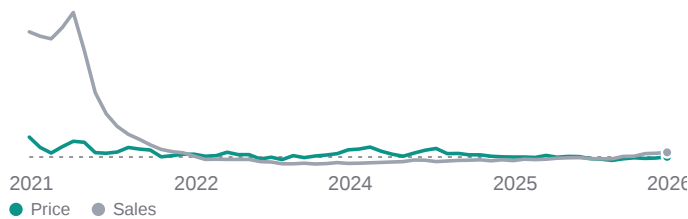


Growth (year over year)

Price +0.7% · Sales +15.3%

Price per square foot

\$172/ft²

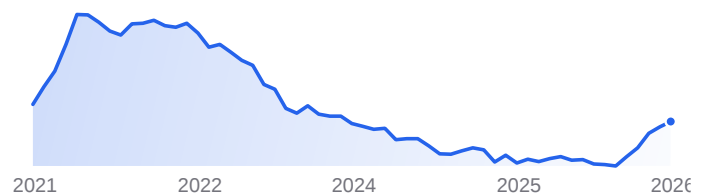
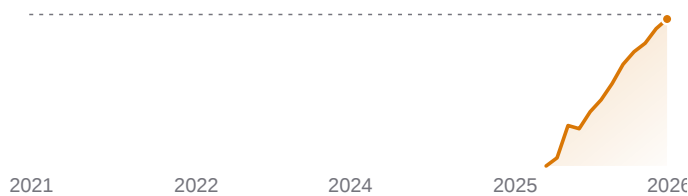


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

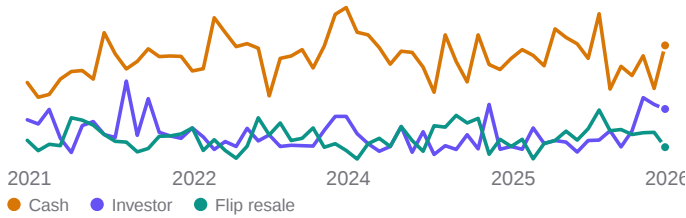
4.2%



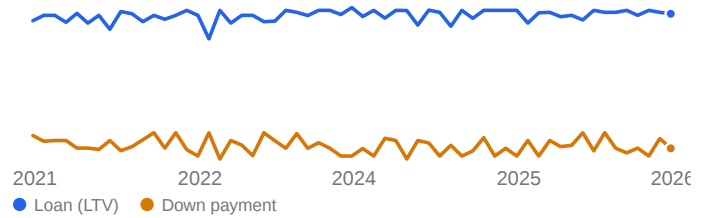
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 21% · Flip resale 6.6%

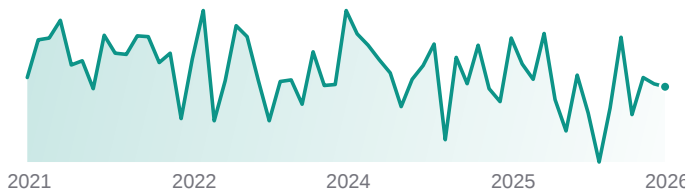


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



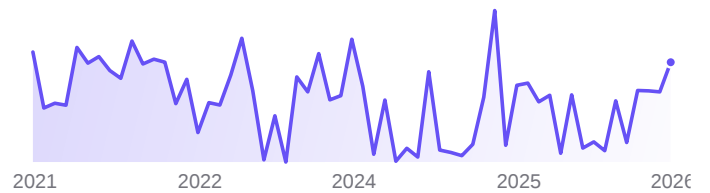
Sellers who sold at a gain

84%



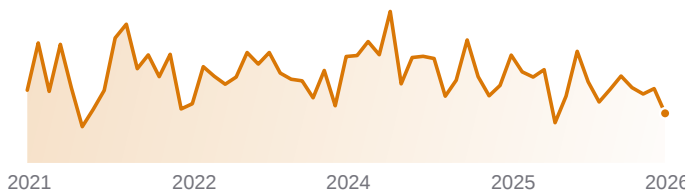
Typical hold before selling

12.1 yrs



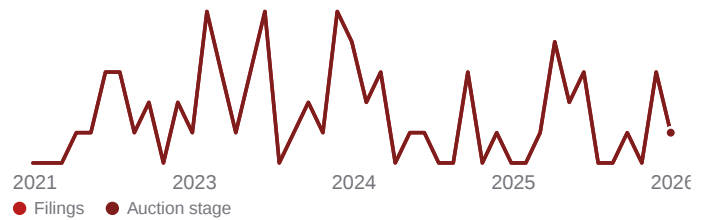
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,608
Median value (AVM)	\$243K
Median size	1,505 ft²
Median bedrooms	3
Median year built	1986
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.2%
Owner occupied	76%
Company owned	5.2%
Median loan-to-value	30%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	37,050
Density	65 / mi²
Median household income	\$64K
Average household income	\$80K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	64
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	12.2%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 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.