

Macon County, TN

County · TN · Tennessee

BALANCED MARKET

\$238K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

450

SALES (12 MO)

\$236K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



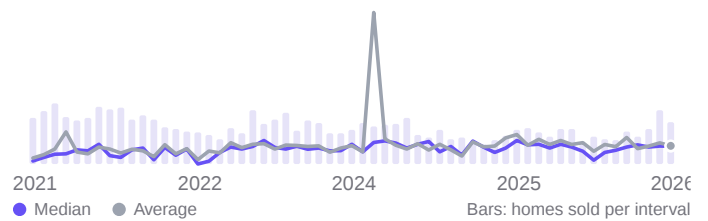
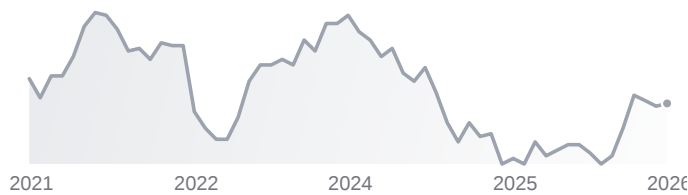
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$240K · Average \$242K

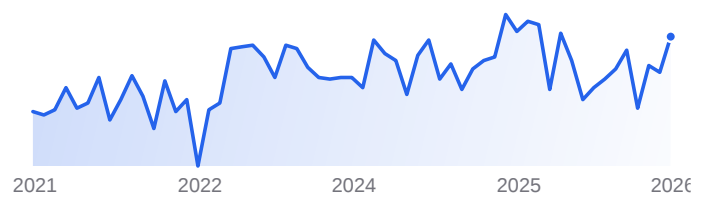
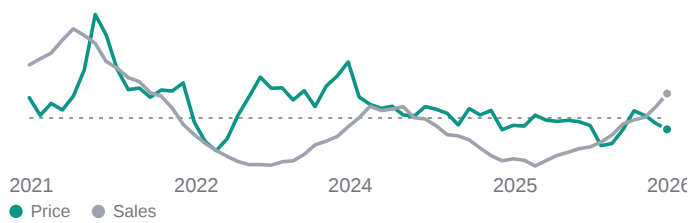


Growth (year over year)

Price -6.7% · Sales +14.5%

Price per square foot

\$181/ft²

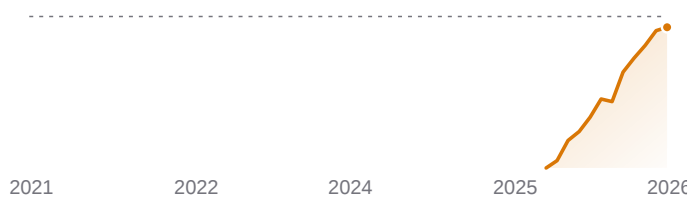


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

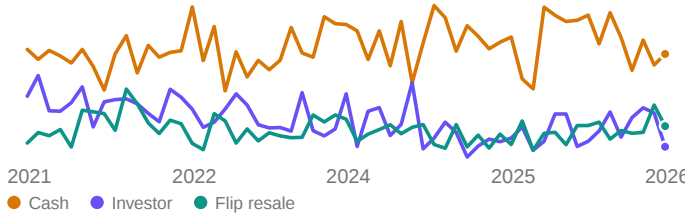
4.4%



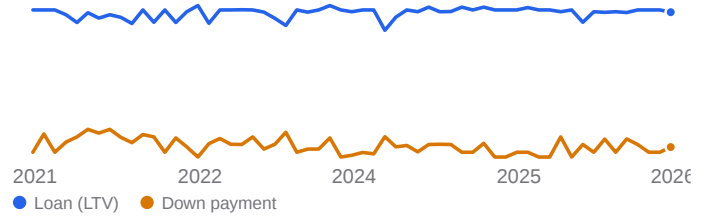
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 4.1% · Flip resale 12%

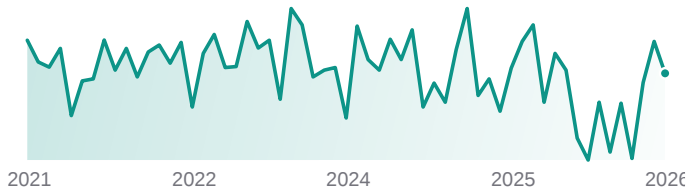


Financing (share of purchase price) Loan (LTV) 97% · Down payment 8.3%



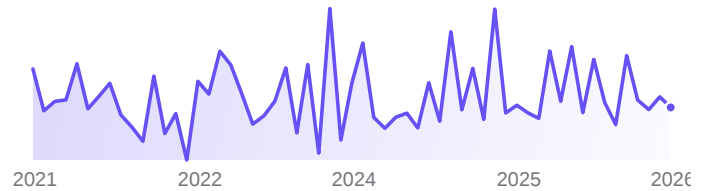
Sellers who sold at a gain

87%



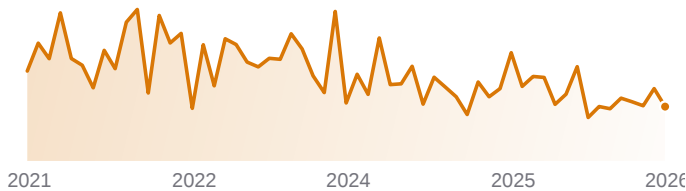
Typical hold before selling

4.4 yrs



Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,150
Median value (AVM)	\$236K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1991
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.3%
Owner occupied	75%
Company owned	5.6%
Median loan-to-value	30%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	27,465
Density	89 / mi²
Median household income	\$52K
Average household income	\$69K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	12.2%
Unemployment	0.9%
Average temp	58°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.