

Madison County, TN

County · TN · Tennessee

BUYER'S MARKET

\$239K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

1,485

SALES (12 MO)

\$220K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



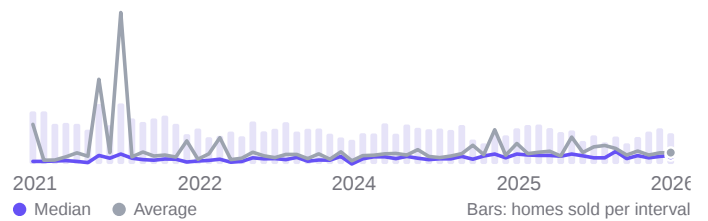
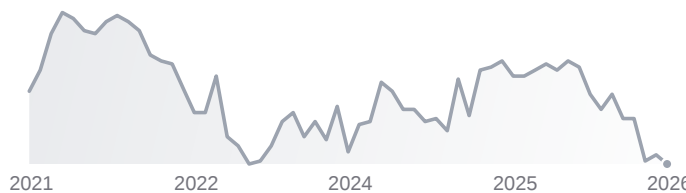
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$251K · Average \$282K

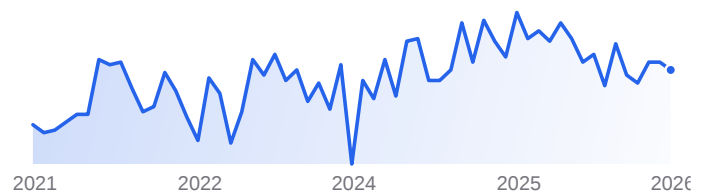
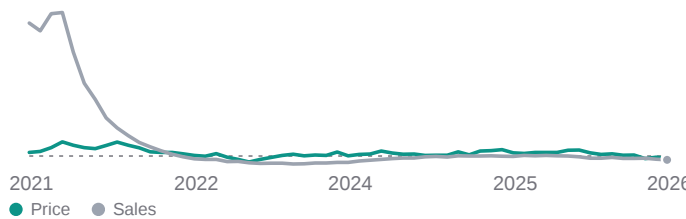


Growth (year over year)

Price -7.0% · Sales -12.6%

Price per square foot

\$132/ft²

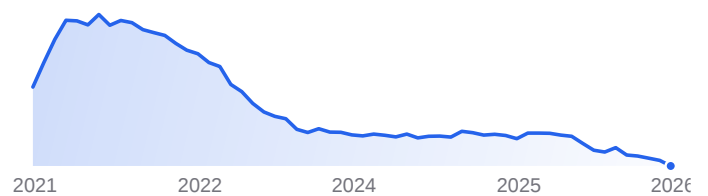
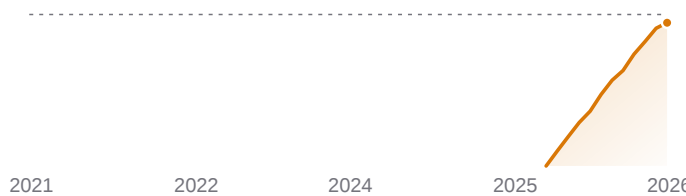


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

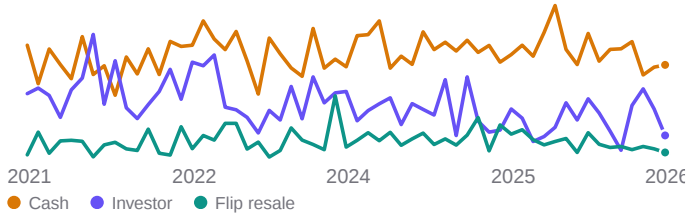
4.0%



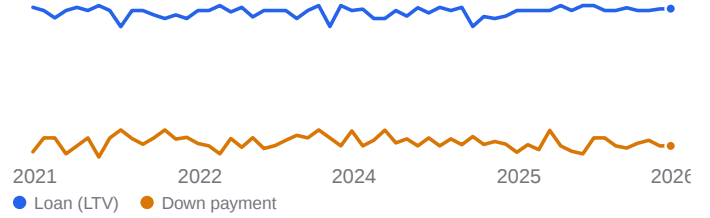
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 11% · Flip resale 6.1%

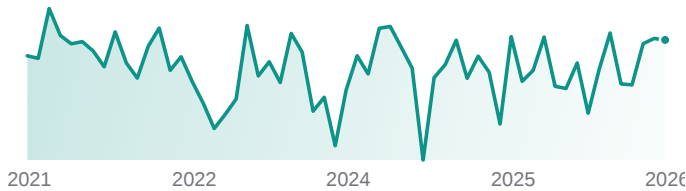


Financing (share of purchase price) Loan (LTV) 96% · Down payment 10%



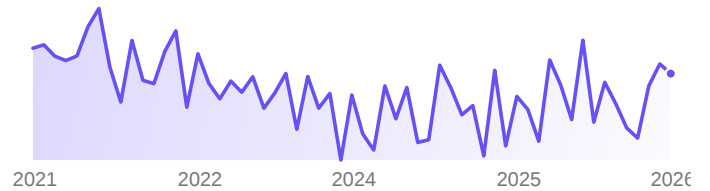
Sellers who sold at a gain

93%



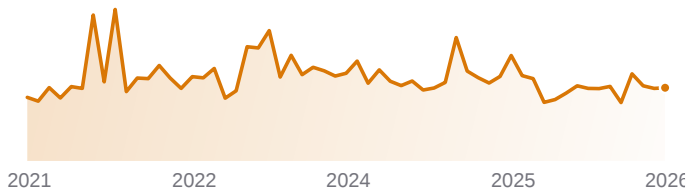
Typical hold before selling

10.1 yrs



Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	37,319
Median value (AVM)	\$220K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1985
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	101,108
Density	182 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	190
Homes occupied	91%
Bachelor's or higher	15%
Poverty rate	16.2%
Unemployment	1.1%
Average temp	60°F
Annual precip	55 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.