

Marion County, TN

County · TN · Tennessee

BALANCED MARKET

\$199K

MEDIAN SALE PRICE

-8.1%

1-YR CHANGE

513

SALES (12 MO)

\$240K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



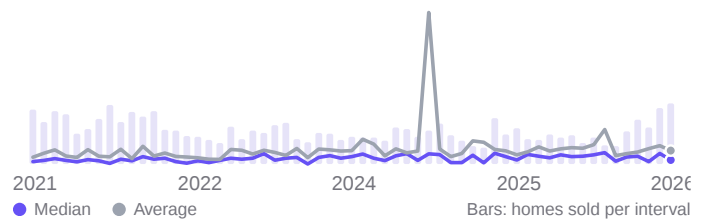
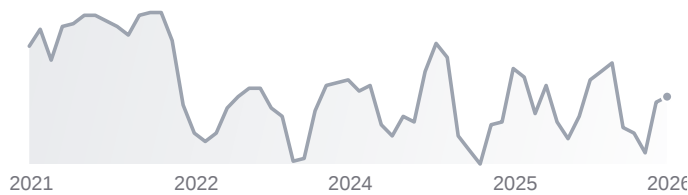
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$180K · Average \$290K

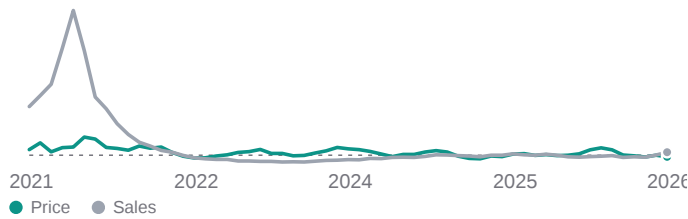


Growth (year over year)

Price -8.1% · Sales +14.8%

Price per square foot

\$156/ft²

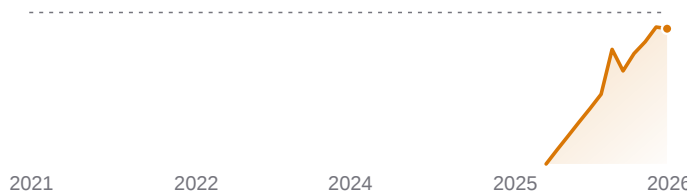


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

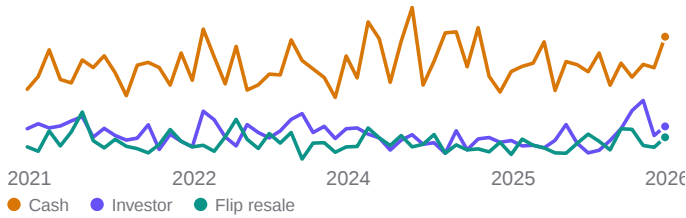
3.7%



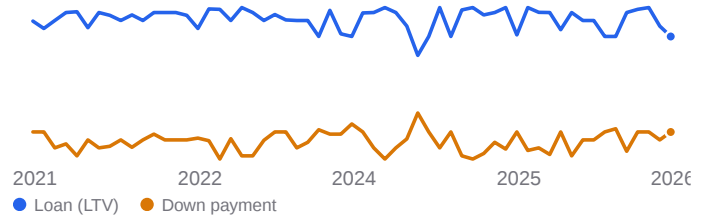
BUYERS & OUTCOMES

Buyer mix

Cash 58% · Investor 15% · Flip resale 10%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



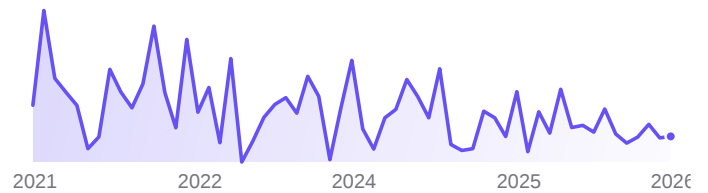
Sellers who sold at a gain

83%



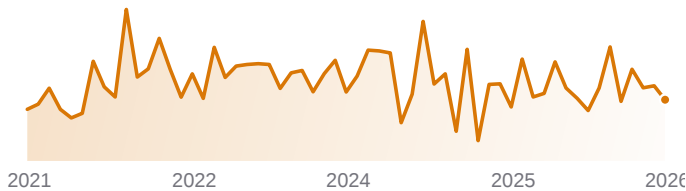
Typical hold before selling

4.0 yrs



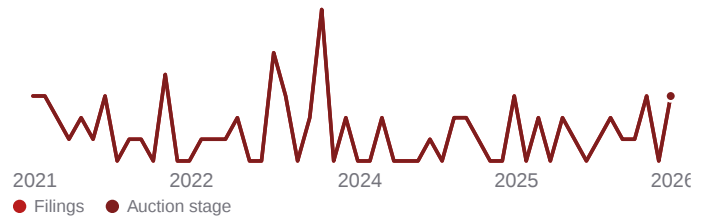
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	13,904
Median value (AVM)	\$240K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1988
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.6%
Owner occupied	64%
Company owned	7.7%
Median loan-to-value	26%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	30,095
Density	60 / mi²
Median household income	\$58K
Average household income	\$74K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	127
Earthquake index (US avg 100)	113
Homes occupied	85%
Bachelor's or higher	10%
Poverty rate	15.9%
Unemployment	1.1%
Average temp	59°F
Annual precip	59 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.