

Marshall County, TN

County · TN · Tennessee

BUYER'S MARKET

\$287K

MEDIAN SALE PRICE

-9.7%

1-YR CHANGE

630

SALES (12 MO)

\$317K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



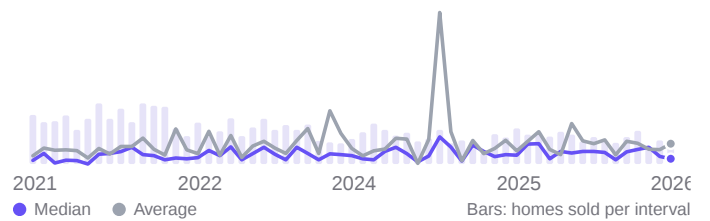
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$265K · Average \$337K

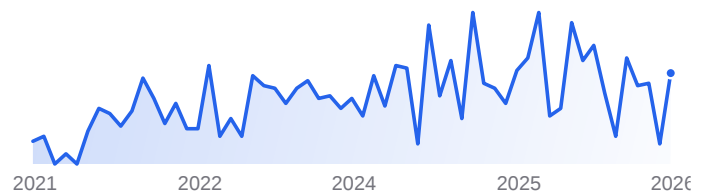
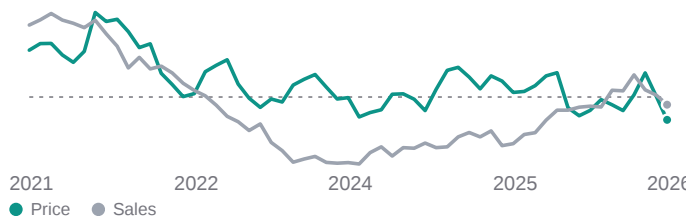


Growth (year over year)

Price -9.7% · Sales -3.2%

Price per square foot

\$206/ft²

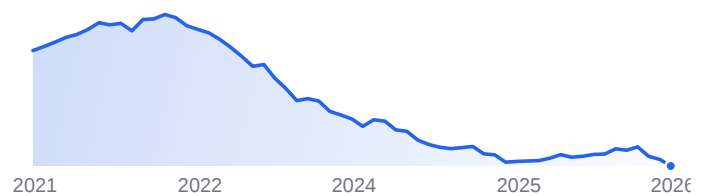
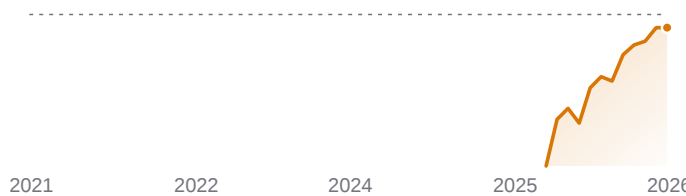


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

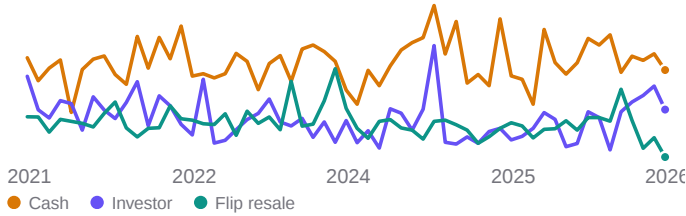
4.4%



BUYERS & OUTCOMES

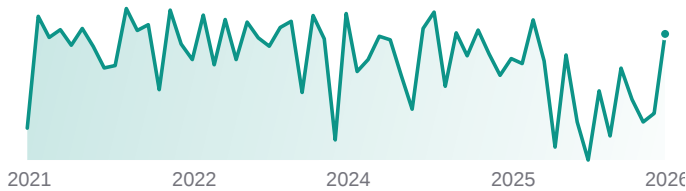
Buyer mix

Cash 28% · Investor 15% · Flip resale 0%



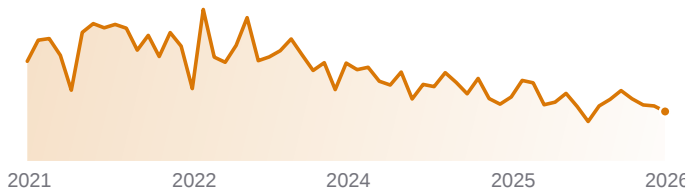
Sellers who sold at a gain

94%

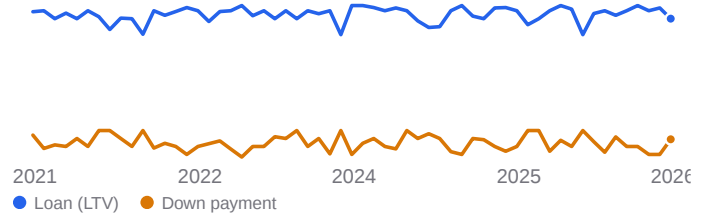


Median annualized return at resale

+5.5%

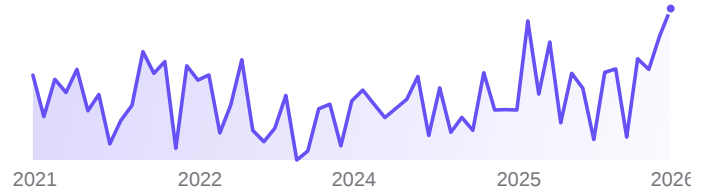


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	14,181
Median value (AVM)	\$317K
Median size	1,508 ft²
Median bedrooms	3
Median year built	1993
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	80%
Company owned	8.2%
Median loan-to-value	36%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	38,313
Density	102 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	148
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	13.7%
Unemployment	1.1%
Average temp	59°F
Annual precip	56 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.