

Meigs County, TN

County · TN · Tennessee

SELLER'S MARKET

\$268K

MEDIAN SALE PRICE

+24.3%

1-YR CHANGE

220

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

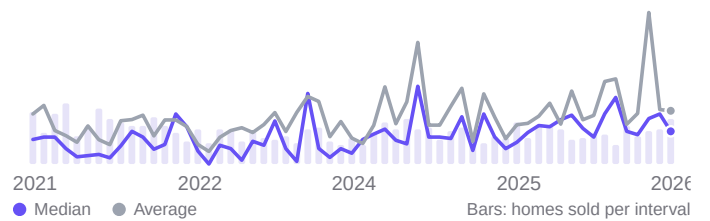
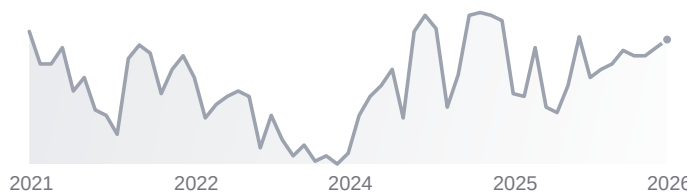
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$225K · Average \$314K

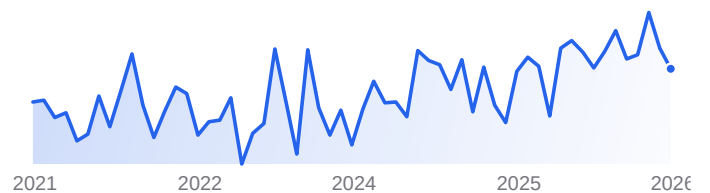
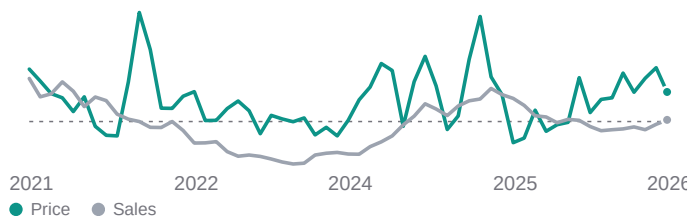


Growth (year over year)

Price +24.3% · Sales +1.4%

Price per square foot

\$177/ft²

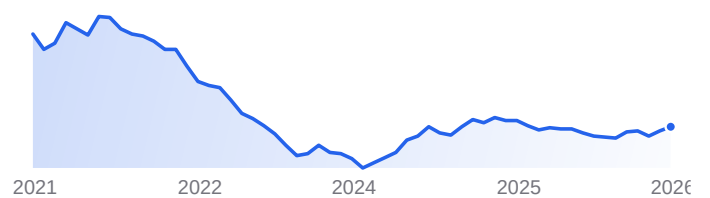
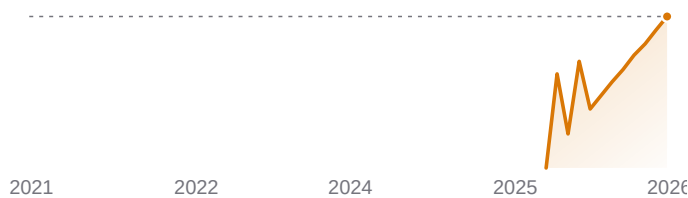


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

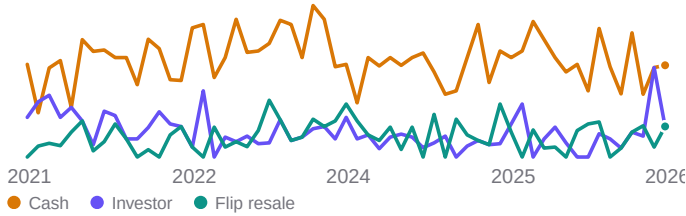
3.5%



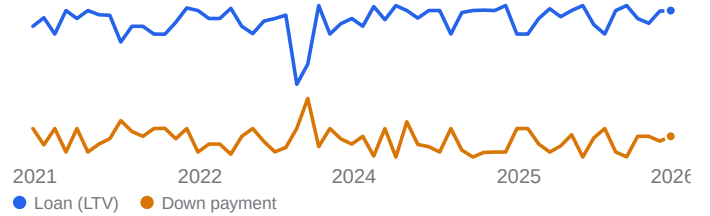
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 15% · Flip resale 15%

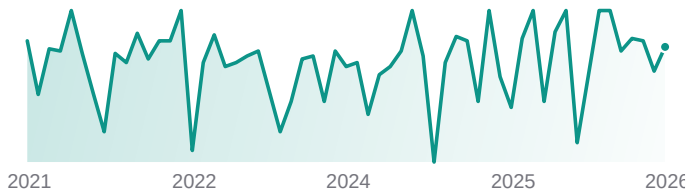


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



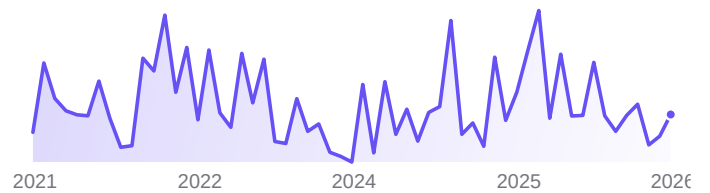
Sellers who sold at a gain

90%



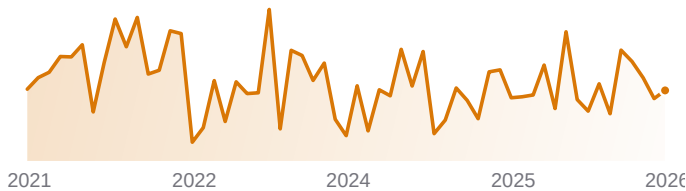
Typical hold before selling

4.8 yrs



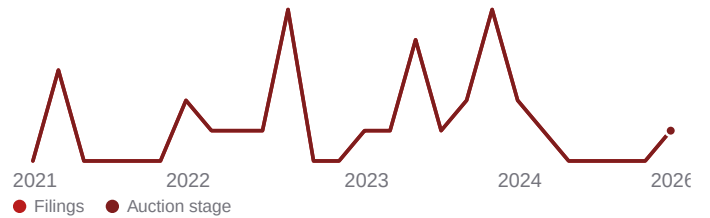
Median annualized return at resale

+9.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,231
Median value (AVM)	\$257K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1994
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.5%
Owner occupied	64%
Company owned	10%
Median loan-to-value	13%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	14,149
Density	73 / mi²
Median household income	\$58K
Average household income	\$69K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	133
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	14.1%
Unemployment	1.3%
Average temp	58°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.