

Monroe County, TN

County · TN · Tennessee

SELLER'S MARKET

\$266K

MEDIAN SALE PRICE

+4.5%

1-YR CHANGE

893

SALES (12 MO)

\$269K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

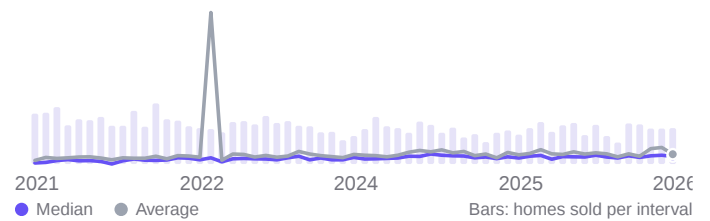
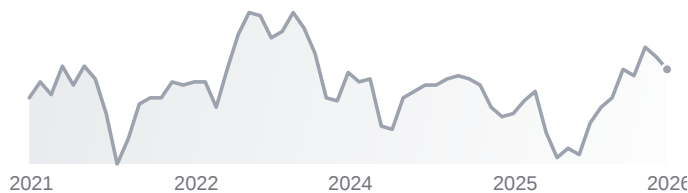
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$255K · Average \$292K

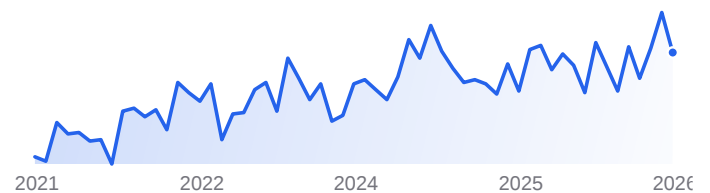
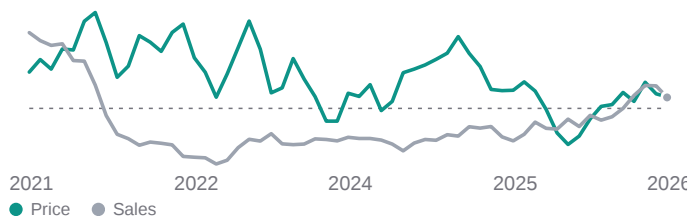


Growth (year over year)

Price +4.5% · Sales +4.2%

Price per square foot

\$189/ft²

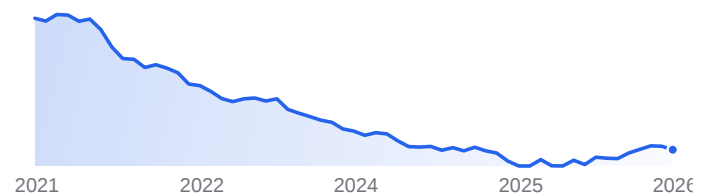
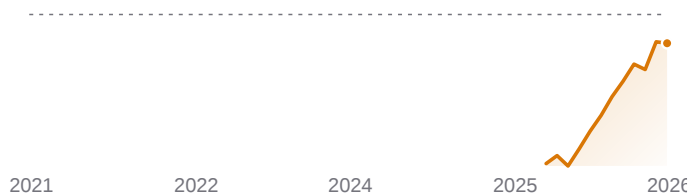


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

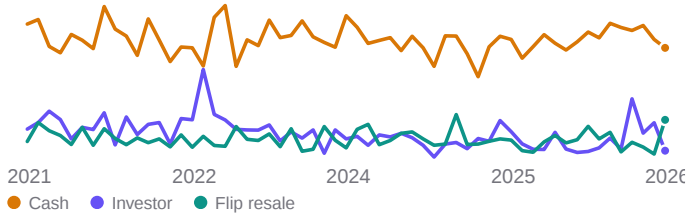
4.4%



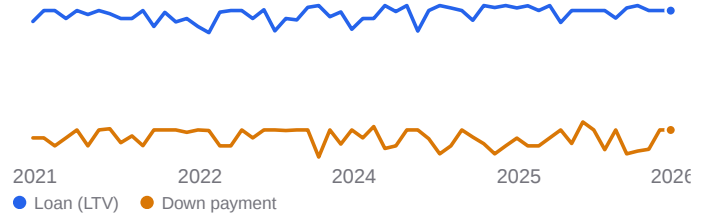
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 3.9% · Flip resale 16%

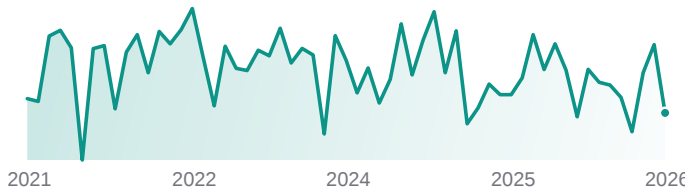


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



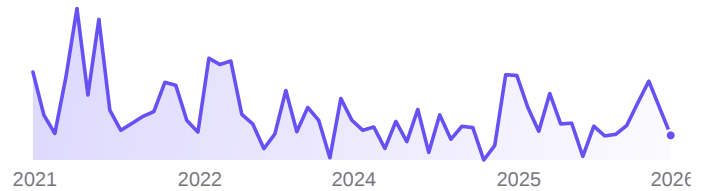
Sellers who sold at a gain

83%



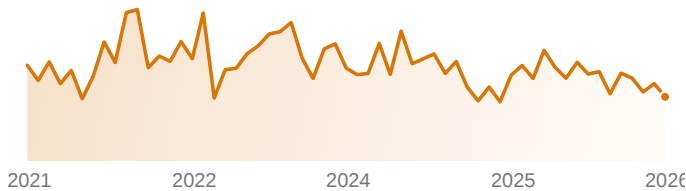
Typical hold before selling

4.3 yrs



Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	20,453
Median value (AVM)	\$269K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1993
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.2%
Owner occupied	71%
Company owned	7.3%
Median loan-to-value	28%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	49,744
Density	78 / mi²
Median household income	\$56K
Average household income	\$68K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	152
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	14.0%
Unemployment	1.2%
Average temp	57°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.