

Obion County, TN

County · TN · Tennessee

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

486

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

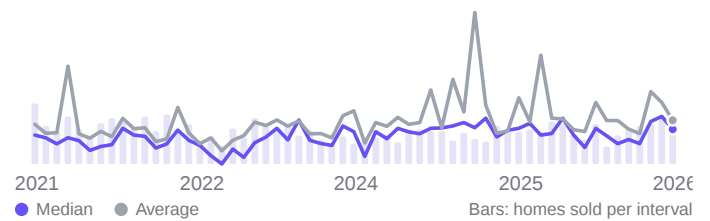
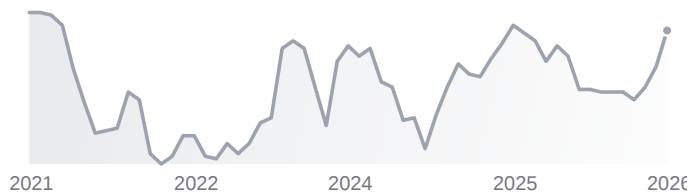
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$148K · Average \$174K

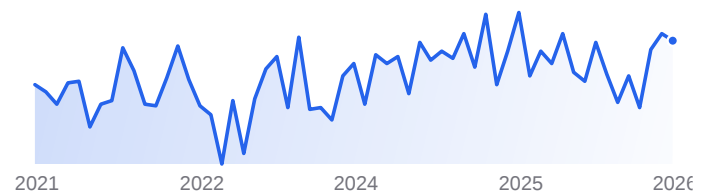
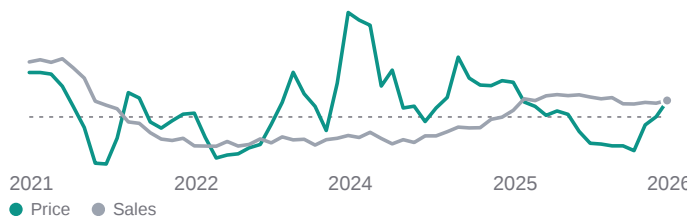


Growth (year over year)

Price +12.9% · Sales +13.3%

Price per square foot

\$109/ft²

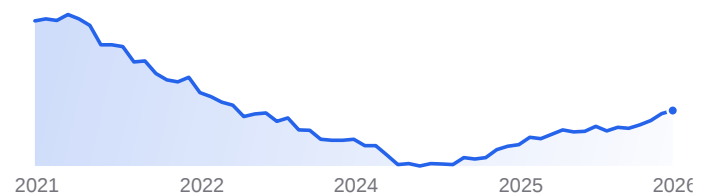
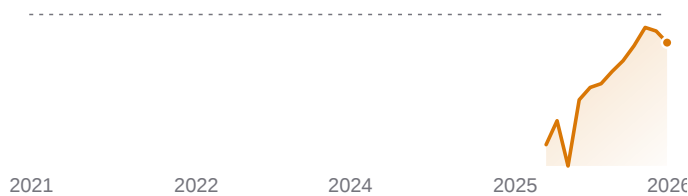


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

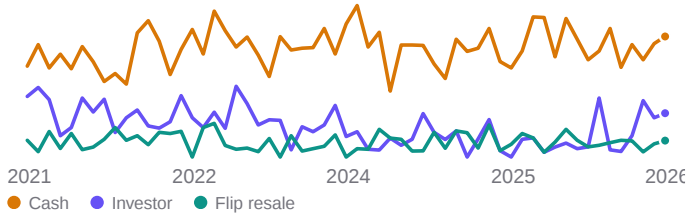
3.7%



BUYERS & OUTCOMES

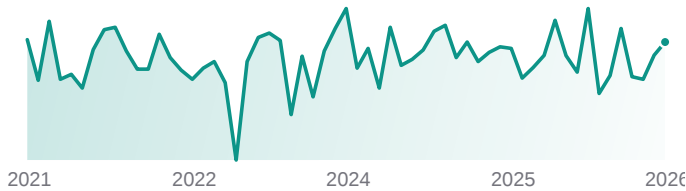
Buyer mix

Cash 51% · Investor 19% · Flip resale 7.0%



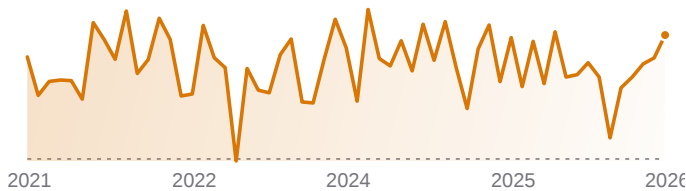
Sellers who sold at a gain

89%

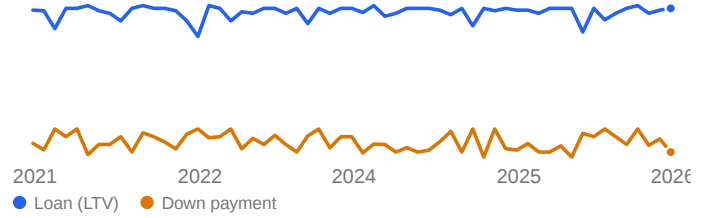


Median annualized return at resale

+7.7%

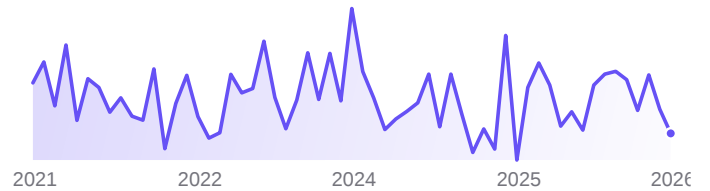


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



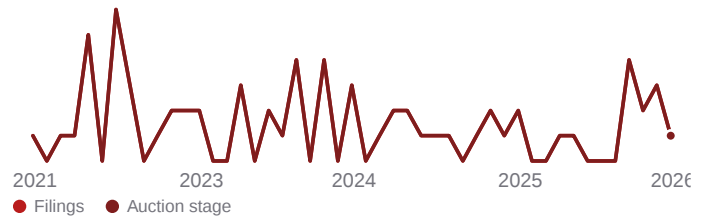
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,138
Median value (AVM)	\$147K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1970
Single family	79%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.0%
Owner occupied	71%
Company owned	6.2%
Median loan-to-value	4%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	30,427
Density	56 / mi²
Median household income	\$52K
Average household income	\$70K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	431
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	13.8%
Unemployment	1.1%
Average temp	59°F
Annual precip	52 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.