

Overton County, TN

County · TN · Tennessee

BUYER'S MARKET

\$227K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

313

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



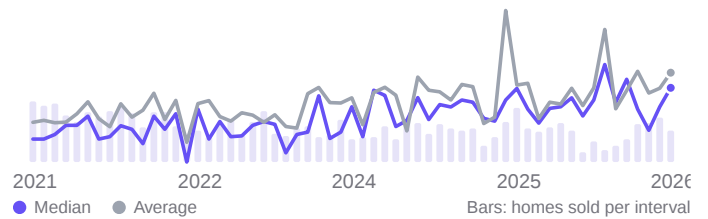
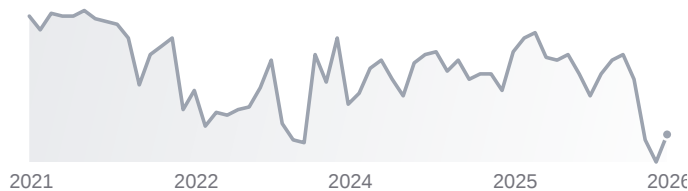
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$271K · Average \$304K

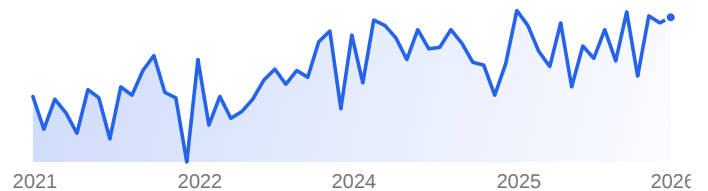
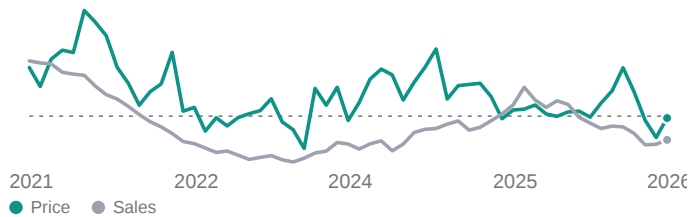


Growth (year over year)

Price -1.3% · Sales -15.9%

Price per square foot

\$192/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

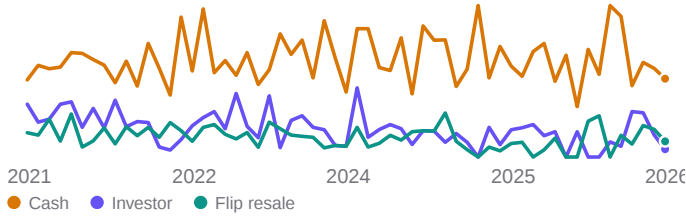
3.2%



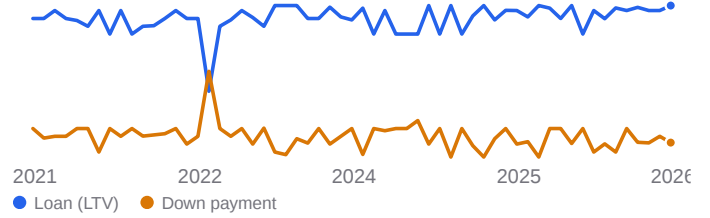
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 3.4% · Flip resale 6.9%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 11%



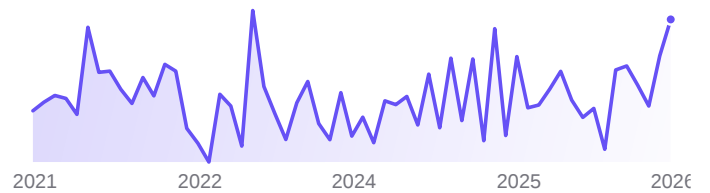
Sellers who sold at a gain

83%



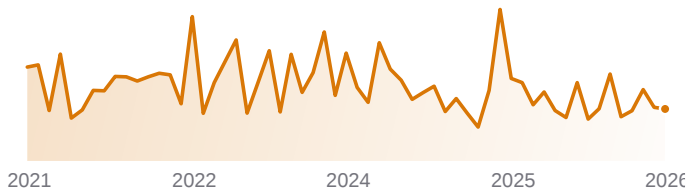
Typical hold before selling

8.2 yrs



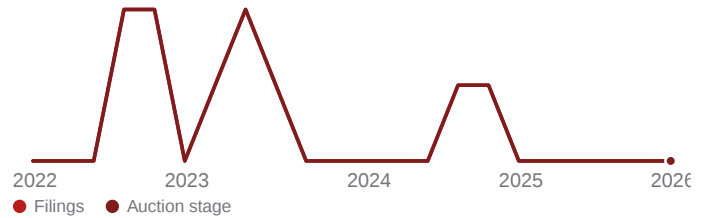
Median annualized return at resale

+6.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,873
Median value (AVM)	\$232K
Median size	1,360 ft²
Median bedrooms	2
Median year built	1988
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.8%
Owner occupied	75%
Company owned	8.0%
Median loan-to-value	23%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	23,805
Density	55 / mi²
Median household income	\$52K
Average household income	\$76K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	18.1%
Unemployment	1.1%
Average temp	56°F
Annual precip	55 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.