

Perry County, TN

County · TN · Tennessee

BALANCED MARKET

\$153K

MEDIAN SALE PRICE

+25.9%

1-YR CHANGE

120

SALES (12 MO)

\$145K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



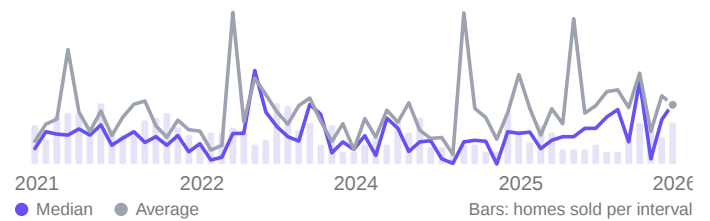
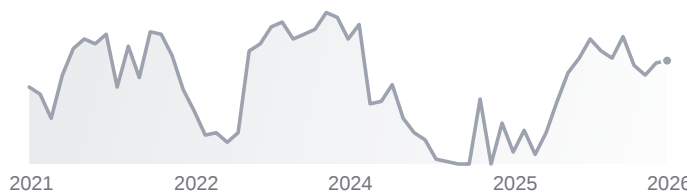
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$223K · Average \$219K

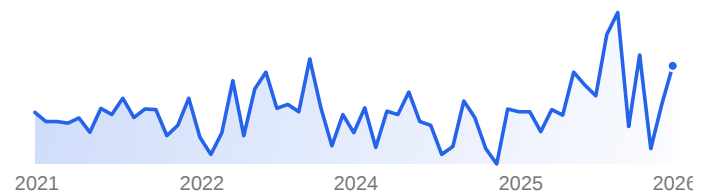
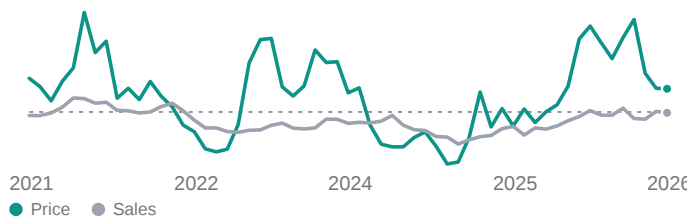


Growth (year over year)

Price +25.9% · Sales -0.8%

Price per square foot

\$198/ft²

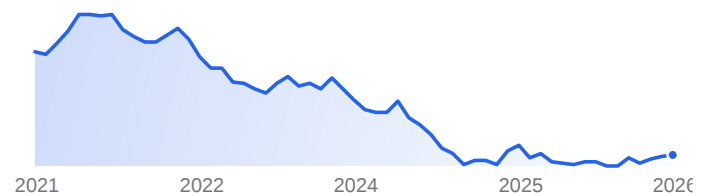


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

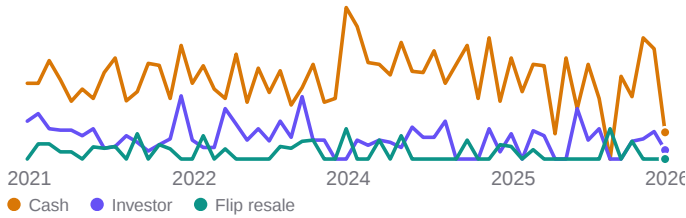
2.6%



BUYERS & OUTCOMES

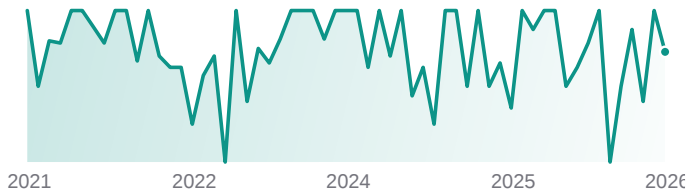
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 0%



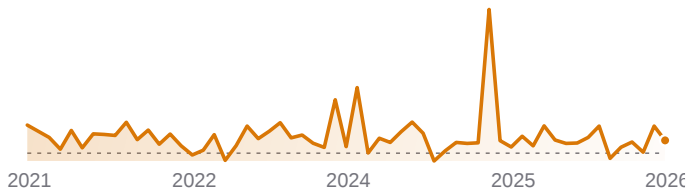
Sellers who sold at a gain

82%

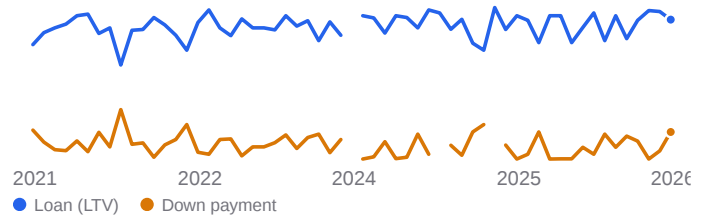


Median annualized return at resale

+7.7%

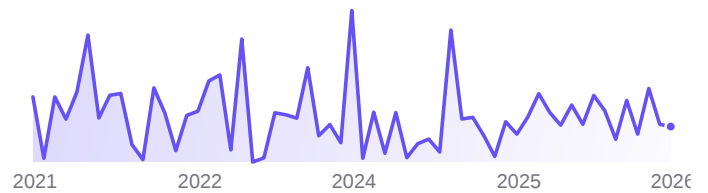


Financing (share of purchase price) Loan (LTV) 96% · Down payment 20%



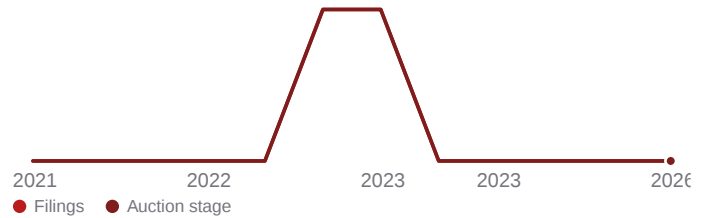
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,631
Median value (AVM)	\$145K
Median size	1,216 ft²
Median bedrooms	4
Median year built	1988
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.6%
Owner occupied	59%
Company owned	7.4%
Median loan-to-value	0%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	9,073
Density	22 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	91
Homes occupied	69%
Bachelor's or higher	8%
Poverty rate	11.5%
Unemployment	1.4%
Average temp	58°F
Annual precip	57 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.