

Pickett County, TN

County · TN · Tennessee

BUYER'S MARKET

\$162K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

80

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



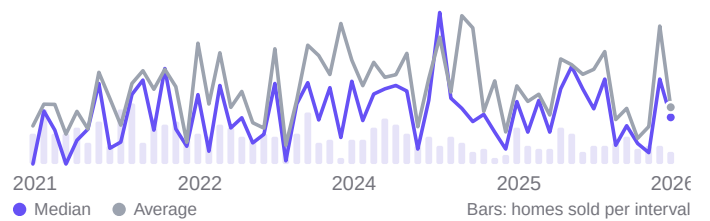
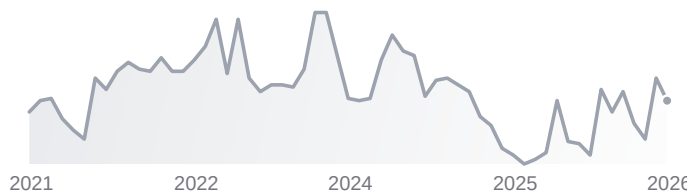
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$160K · Average \$184K

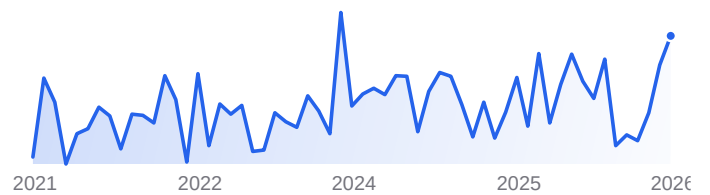
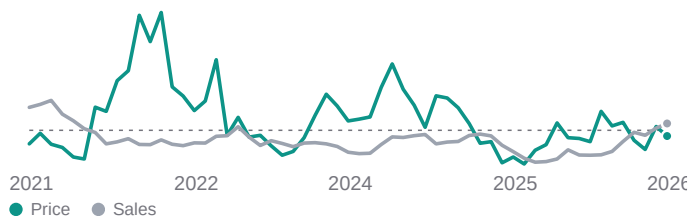


Growth (year over year)

Price -6.8% · Sales +8.1%

Price per square foot

\$256/ft²



Sale premium vs estimated value

+42.7%

Annual turnover (share of homes sold)

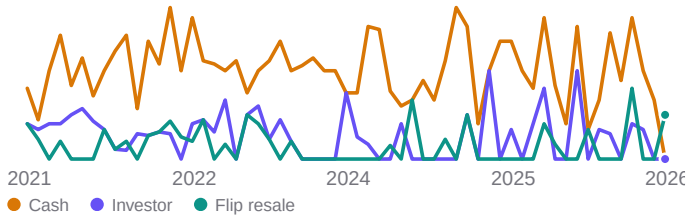
2.3%



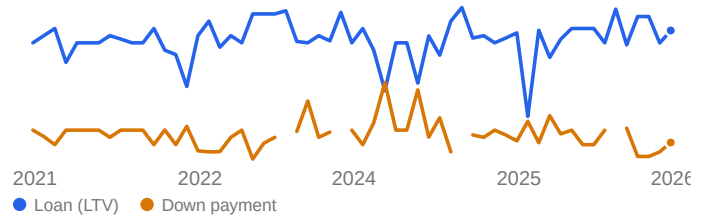
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 25%

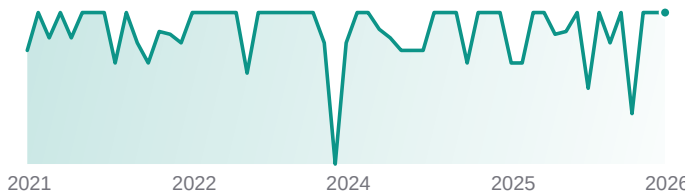


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



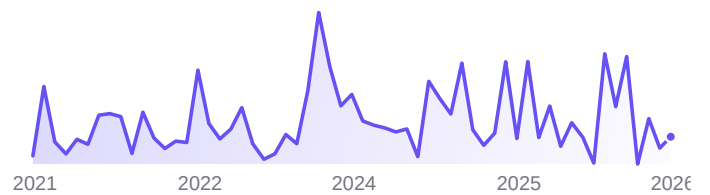
Sellers who sold at a gain

100%



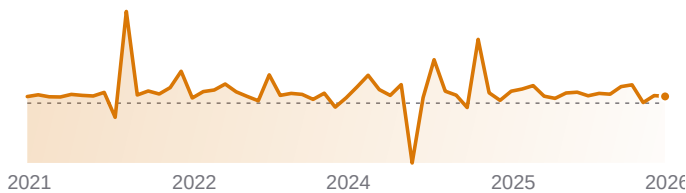
Typical hold before selling

2.8 yrs



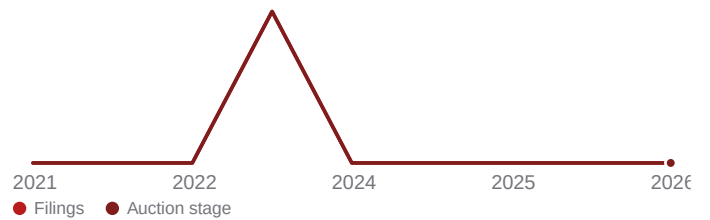
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,527
Median value (AVM)	\$255K
Median size	1,266 ft²
Median bedrooms	4
Median year built	1991
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.3%
Owner occupied	55%
Company owned	14%
Median loan-to-value	14%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	5,161
Density	32 / mi²
Median household income	\$48K
Average household income	\$62K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	54
Homes occupied	68%
Bachelor's or higher	13%
Poverty rate	20.9%
Unemployment	0.9%
Average temp	56°F
Annual precip	54 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.