

Putnam County, TN

County · TN · Tennessee

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

1,121

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



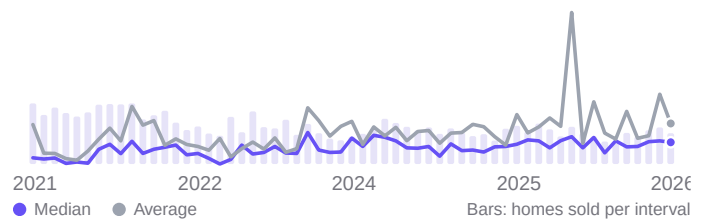
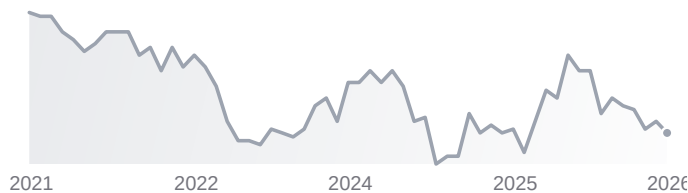
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$315K · Average \$382K

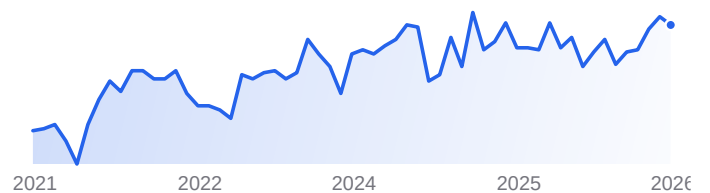
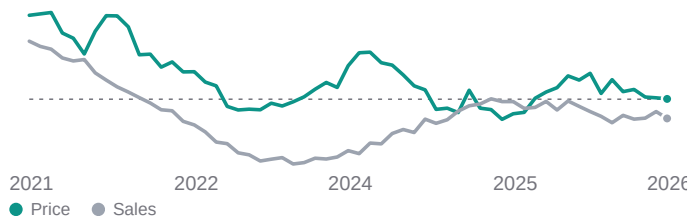


Growth (year over year)

Price +0.1% · Sales -8.9%

Price per square foot

\$199/ft²

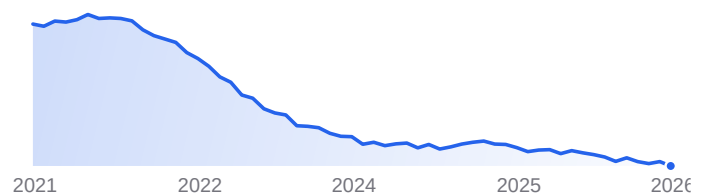
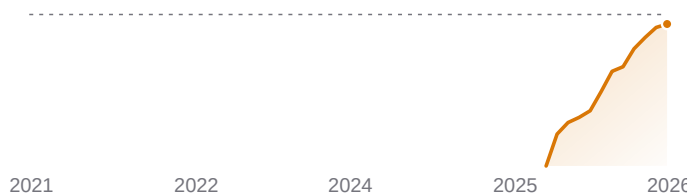


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

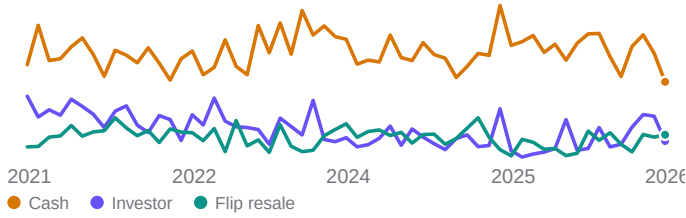
3.9%



BUYERS & OUTCOMES

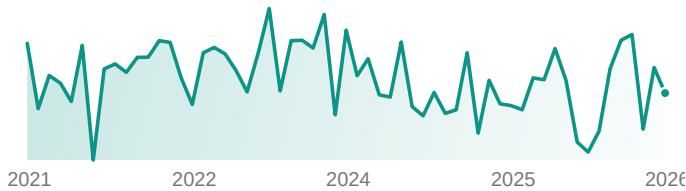
Buyer mix

Cash 28% · Investor 8.3% · Flip resale 10%



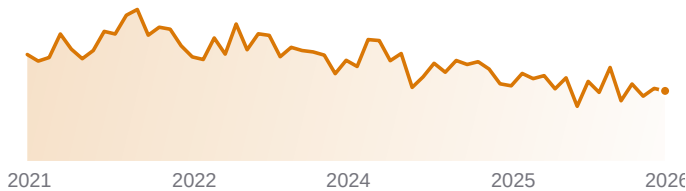
Sellers who sold at a gain

89%

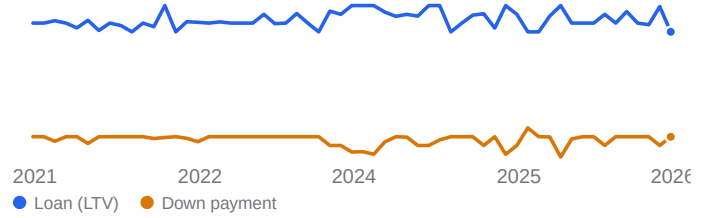


Median annualized return at resale

+6.2%

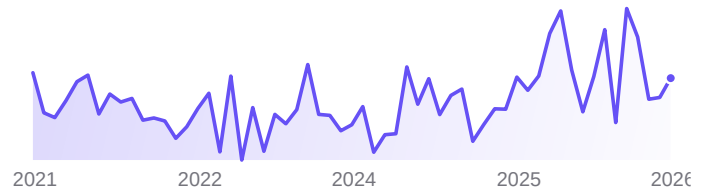


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	28,972
Median value (AVM)	\$309K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1990
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	15%
Median loan-to-value	36%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	85,616
Density	213 / mi²
Median household income	\$57K
Average household income	\$76K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	14.9%
Unemployment	1.1%
Average temp	57°F
Annual precip	58 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.