

Roane County, TN

County · TN · Tennessee

SELLER'S MARKET

\$295K

MEDIAN SALE PRICE

+7.7%

1-YR CHANGE

1,052

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



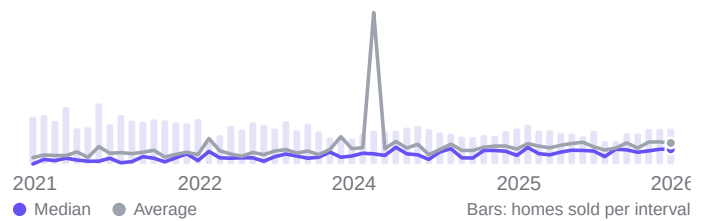
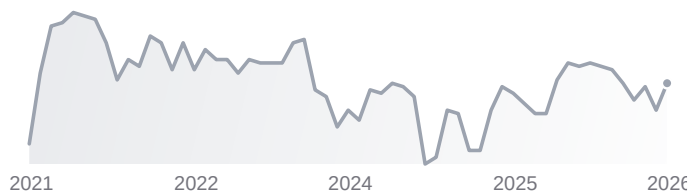
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$300K · Average \$355K

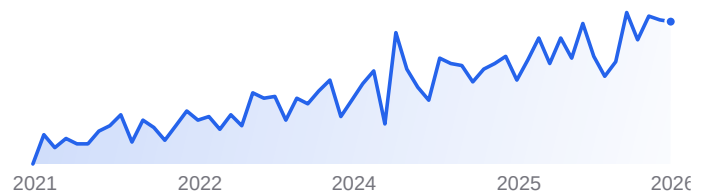
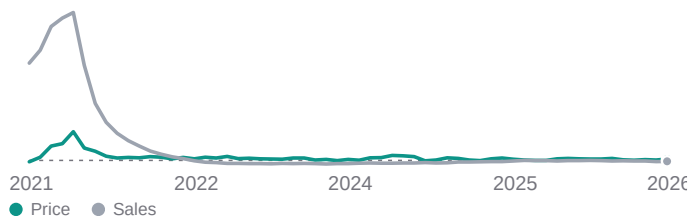


Growth (year over year)

Price +7.7% · Sales -5.0%

Price per square foot

\$192/ft²

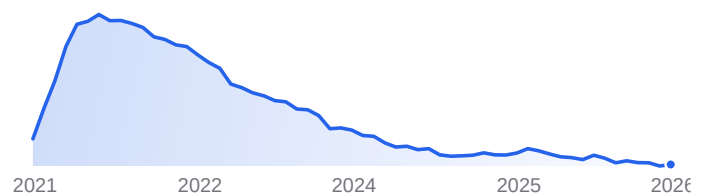
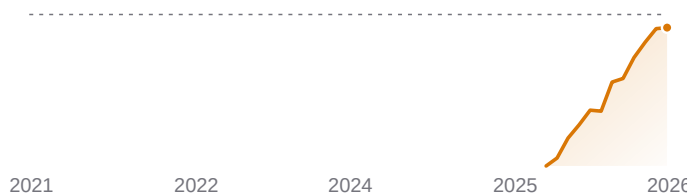


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

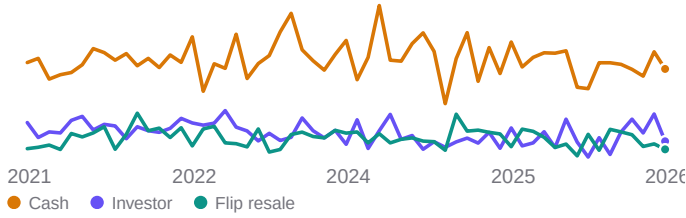
4.2%



BUYERS & OUTCOMES

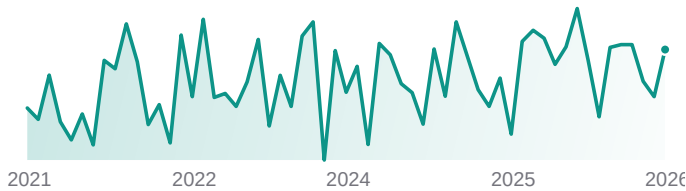
Buyer mix

Cash 35% · Investor 7.9% · Flip resale 5.0%



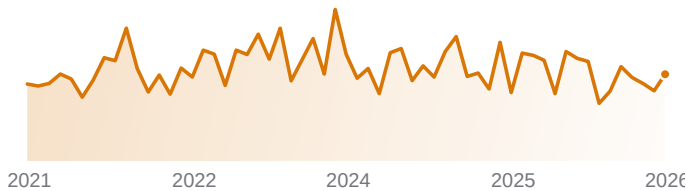
Sellers who sold at a gain

92%

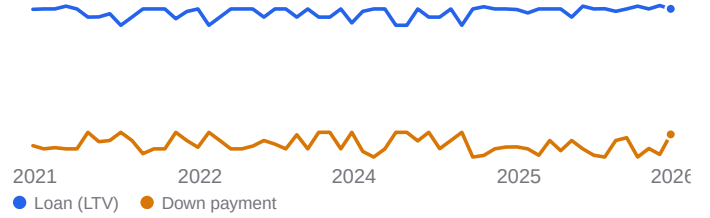


Median annualized return at resale

+6.9%

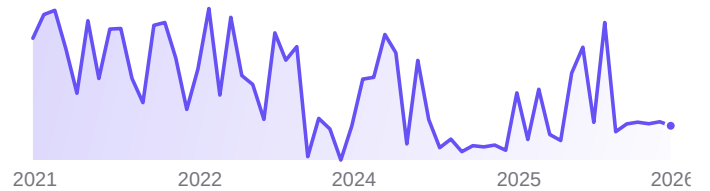


Financing (share of purchase price) Loan (LTV) 95% · Down payment 19%



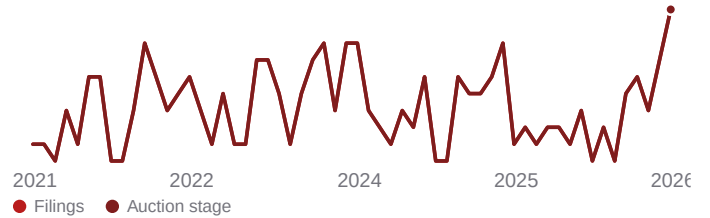
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	25,105
Median value (AVM)	\$289K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1980
Single family	75%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	8.1%
Median loan-to-value	30%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	57,318
Density	159 / mi²
Median household income	\$67K
Average household income	\$88K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	130
Homes occupied	90%
Bachelor's or higher	14%
Poverty rate	10.3%
Unemployment	1.1%
Average temp	57°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.