

Scott County, TN

County · TN · Tennessee

BUYER'S MARKET

\$139K

MEDIAN SALE PRICE

-28.6%

1-YR CHANGE

237

SALES (12 MO)

\$178K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



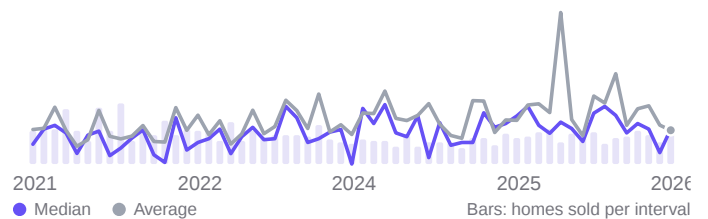
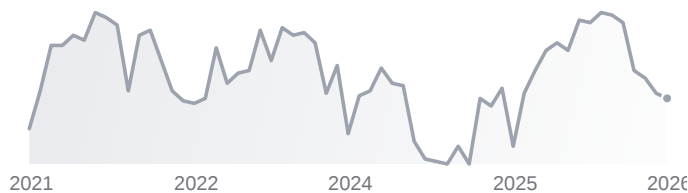
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$160K · Average \$157K

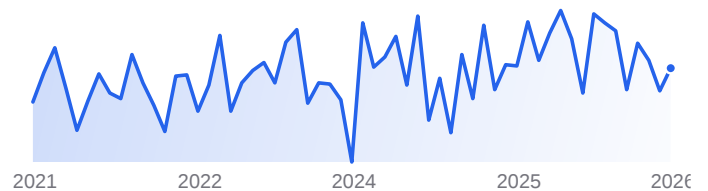
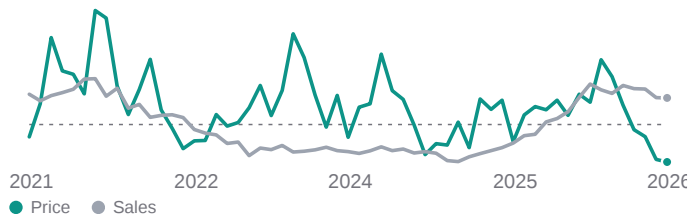


Growth (year over year)

Price -28.6% · Sales +20.3%

Price per square foot

\$117/ft²

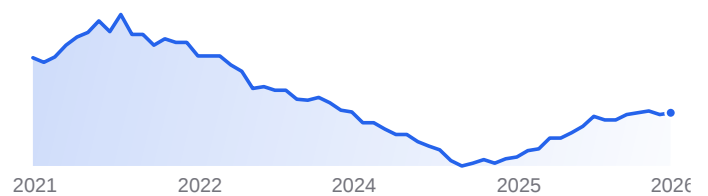
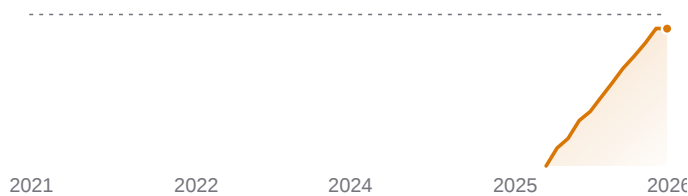


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

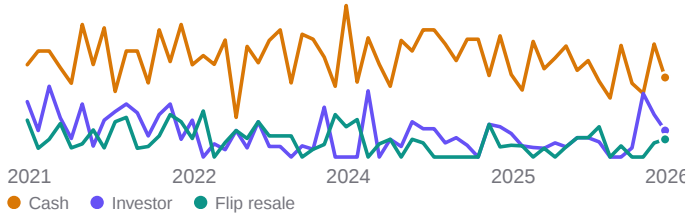
2.7%



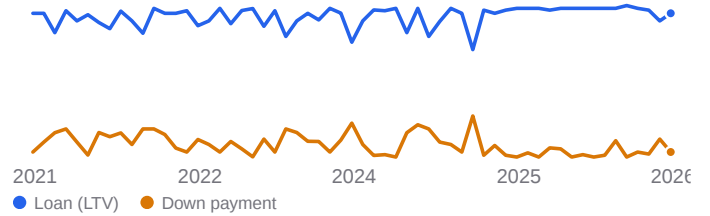
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 13% · Flip resale 8.3%

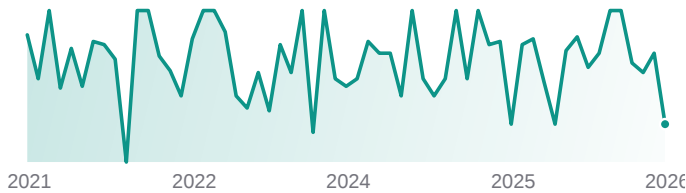


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.1%



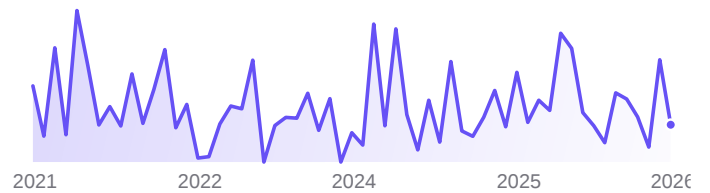
Sellers who sold at a gain

67%



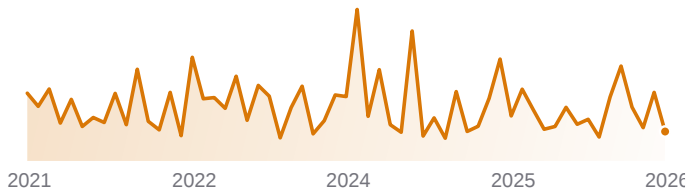
Typical hold before selling

3.7 yrs



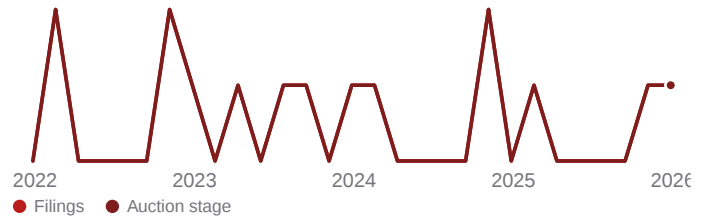
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,770
Median value (AVM)	\$178K
Median size	1,288 ft²
Median bedrooms	2
Median year built	1987
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.1%
Owner occupied	69%
Company owned	6.9%
Median loan-to-value	8%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	22,695
Density	43 / mi²
Median household income	\$41K
Average household income	\$55K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	84
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	30.4%
Unemployment	0.9%
Average temp	55°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.