

Sevier County, TN

County · TN · Tennessee

BUYER'S MARKET

\$361K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

1,866

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



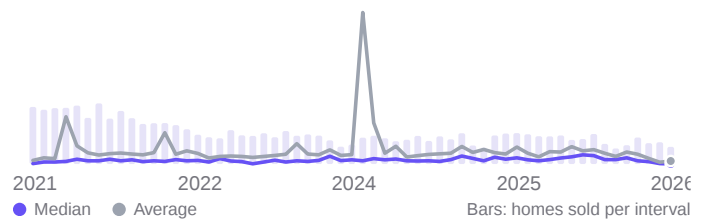
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$345K · Average \$395K

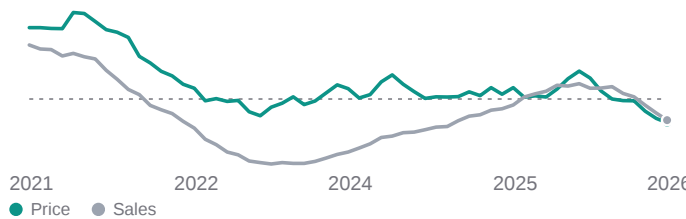


Growth (year over year)

Price -14.4% · Sales -12.8%

Price per square foot

\$216/ft²

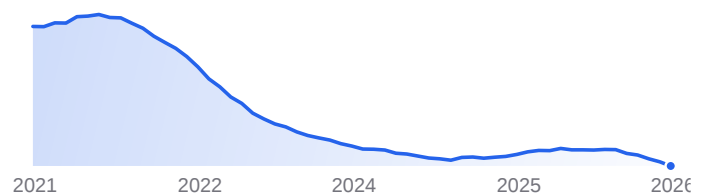


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

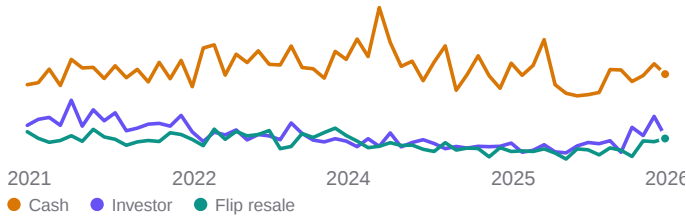
3.7%



BUYERS & OUTCOMES

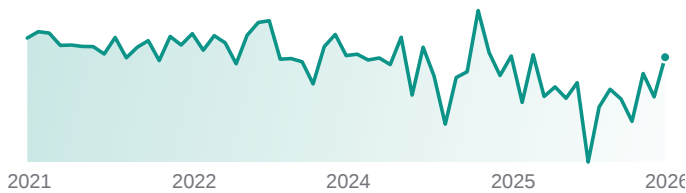
Buyer mix

Cash 35% · Investor 10% · Flip resale 9.5%



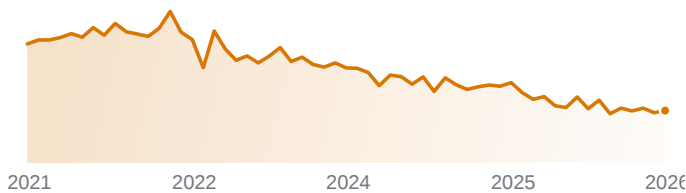
Sellers who sold at a gain

92%

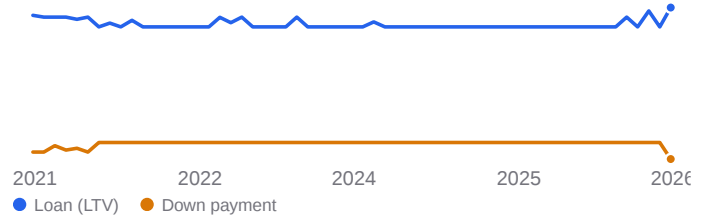


Median annualized return at resale

+6.8%

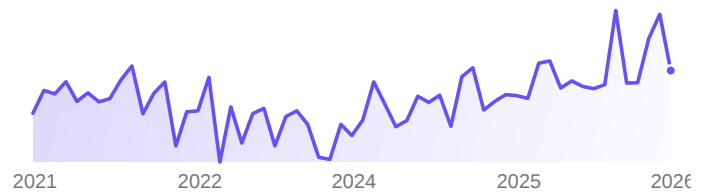


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



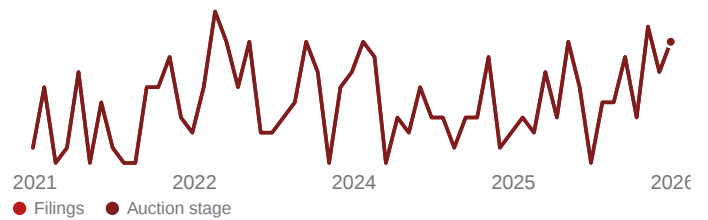
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	49,944
Median value (AVM)	\$407K
Median size	1,485 ft²
Median year built	1999
Single family	85%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.3%
Owner occupied	52%
Company owned	17%
Median loan-to-value	34%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	100,430
Density	170 / mi²
Median household income	\$61K
Average household income	\$82K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	152
Homes occupied	72%
Bachelor's or higher	15%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	57°F
Annual precip	49 in
Sunshine	56%

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.