

# Stewart County, TN

County · TN · Tennessee

SELLER'S MARKET

\$230K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

257

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



## MARKET TRENDS (5 YEARS)

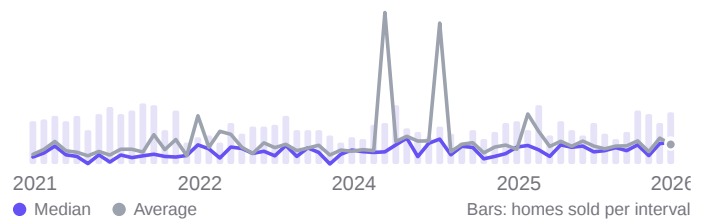
Market temperature (0–100)

60 / 100



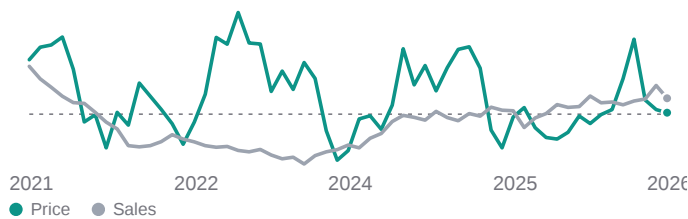
Sale prices

Median \$270K · Average \$254K



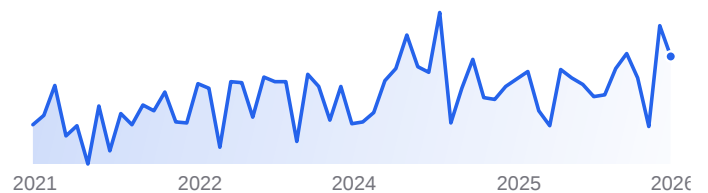
Growth (year over year)

Price +1.0% · Sales +10.3%



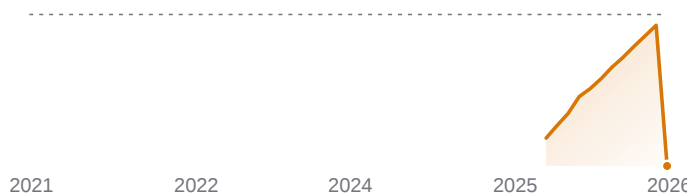
Price per square foot

\$190/ft²



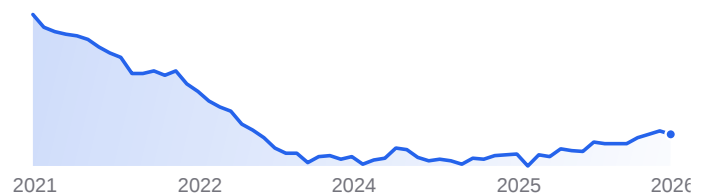
Sale premium vs estimated value

-2.6%



Annual turnover (share of homes sold)

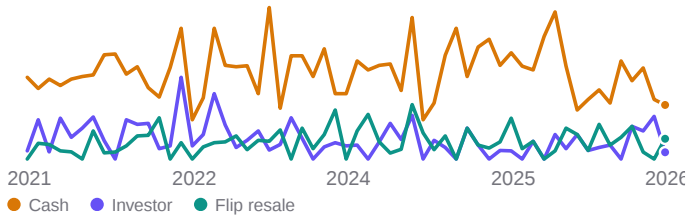
3.8%



## BUYERS & OUTCOMES

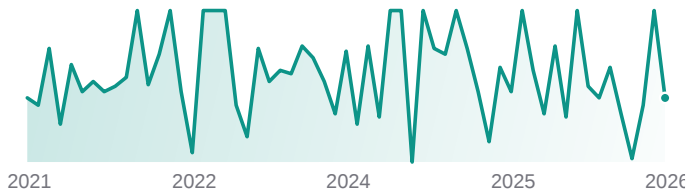
### Buyer mix

Cash 28% · Investor 3.4% · Flip resale 10%



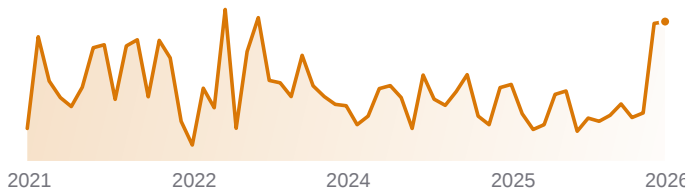
### Sellers who sold at a gain

85%

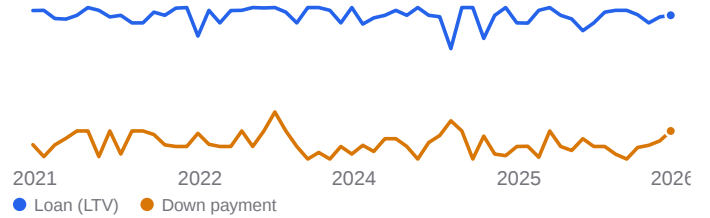


### Median annualized return at resale

+19.6%

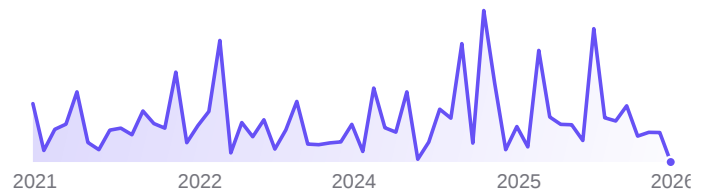


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



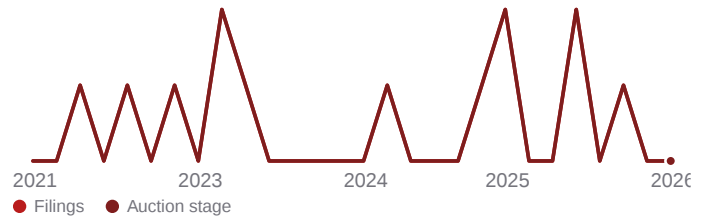
### Typical hold before selling

2.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,755     |
| Median value (AVM) | \$225K    |
| Median size        | 1,369 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 61%       |
| Condos             | 0.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 66%  |
| Underwater (LTV 125% or more) | 3.1% |
| Owner occupied                | 69%  |
| Company owned                 | 5.0% |
| Median loan-to-value          | 30%  |

Typical ownership tenure

**11.8 yrs**

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>14,505</b>   |
| Density                          | <b>32 / mi²</b> |
| Median household income          | <b>\$61K</b>    |
| Average household income         | <b>\$71K</b>    |
| Crime index (US avg 100)         | <b>104</b>      |
| Air pollution index (US avg 100) | <b>95</b>       |
| Earthquake index (US avg 100)    | <b>143</b>      |
| Homes occupied                   | <b>81%</b>      |
| Bachelor's or higher             | <b>10%</b>      |
| Poverty rate                     | <b>9.5%</b>     |
| Unemployment                     | <b>0.9%</b>     |
| Average temp                     | <b>58°F</b>     |
| Annual precip                    | <b>53 in</b>    |
| Sunshine                         | <b>56%</b>      |

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.