

Tipton County, TN

County · TN · Tennessee

BUYER'S MARKET

\$263K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

832

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



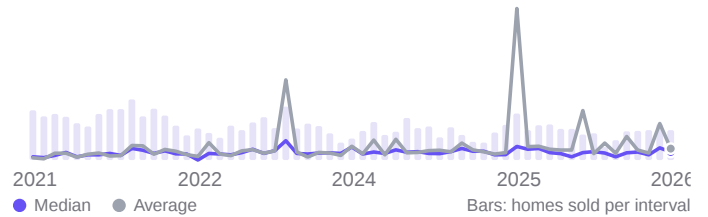
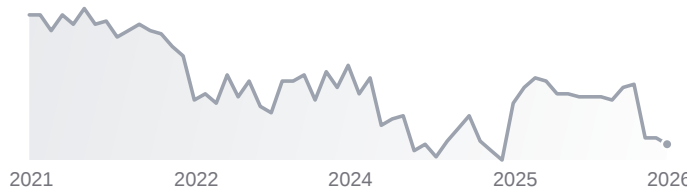
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$260K · Average \$284K

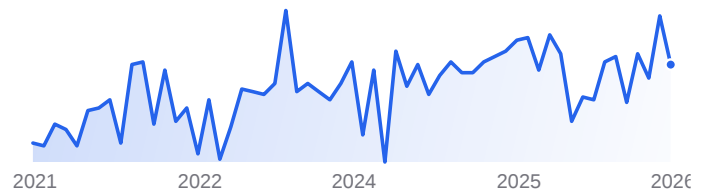
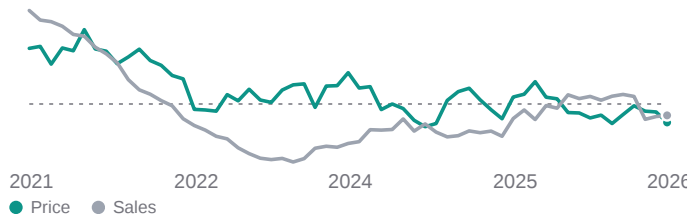


Growth (year over year)

Price -8.7% · Sales -5.3%

Price per square foot

\$159/ft²

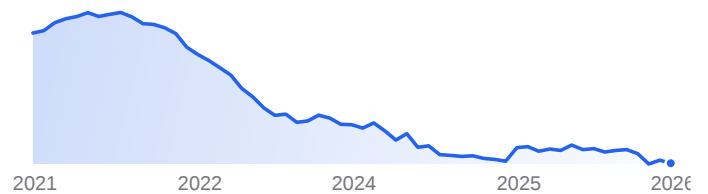
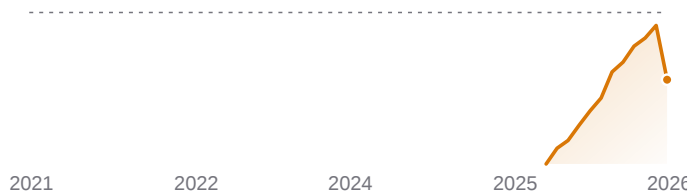


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

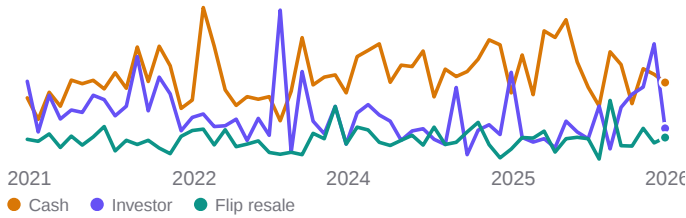
3.5%



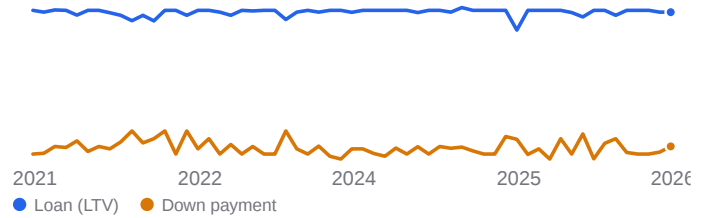
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 12% · Flip resale 9.5%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



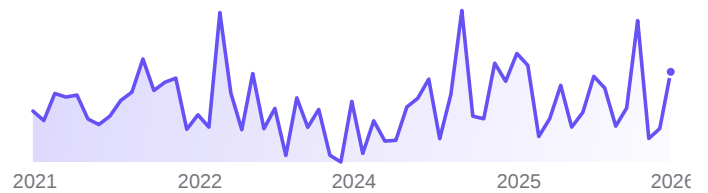
Sellers who sold at a gain

95%



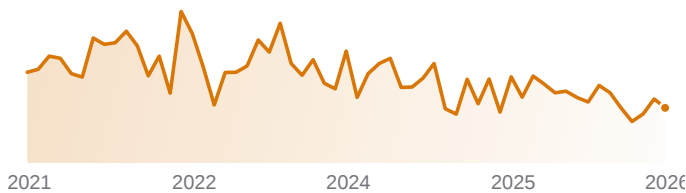
Typical hold before selling

7.8 yrs



Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	23,864
Median value (AVM)	\$258K
Median size	1,625 ft²
Median bedrooms	3
Median year built	1993
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	8.1%
Median loan-to-value	45%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	62,642
Density	138 / mi²
Median household income	\$72K
Average household income	\$90K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	381
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	10.3%
Unemployment	1.1%
Average temp	60°F
Annual precip	53 in
Sunshine	64%

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.