

Union County, TN

County · TN · Tennessee

BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

317

SALES (12 MO)

\$278K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



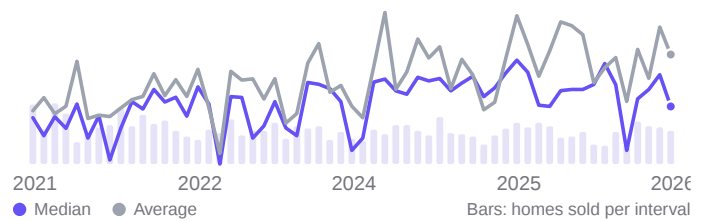
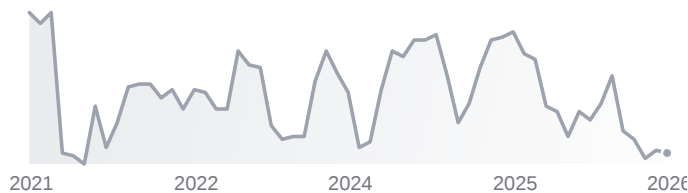
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$240K · Average \$347K

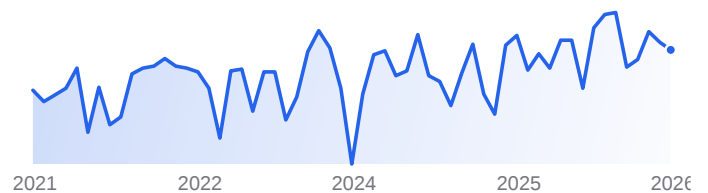
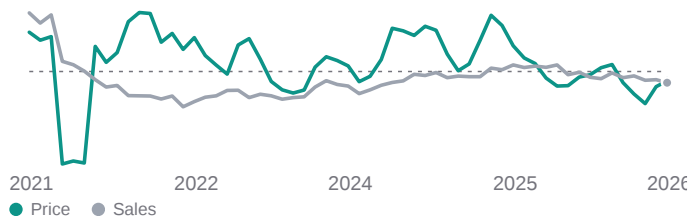


Growth (year over year)

Price -7.6% · Sales -9.2%

Price per square foot

\$208/ft²

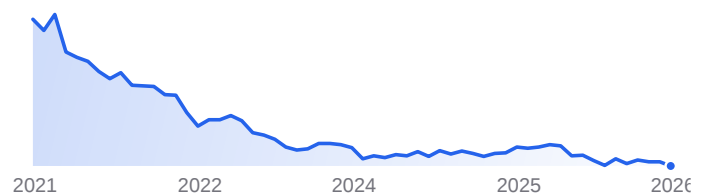
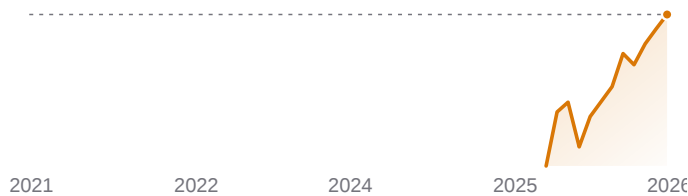


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

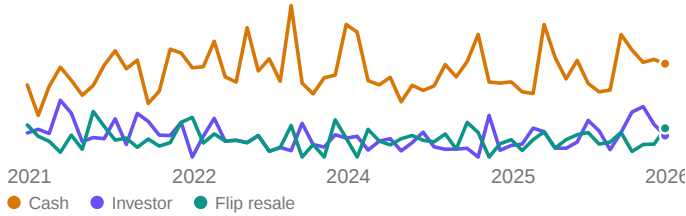
3.4%



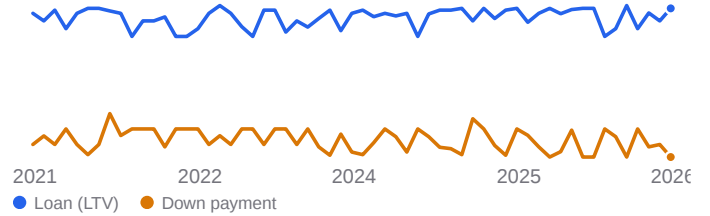
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 10% · Flip resale 14%

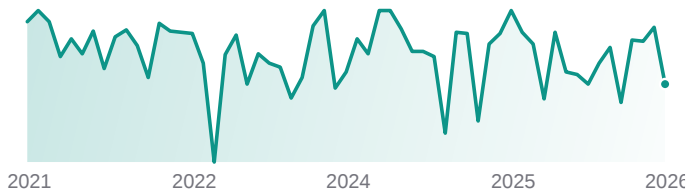


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



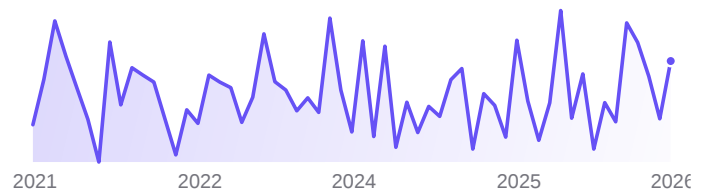
Sellers who sold at a gain

80%



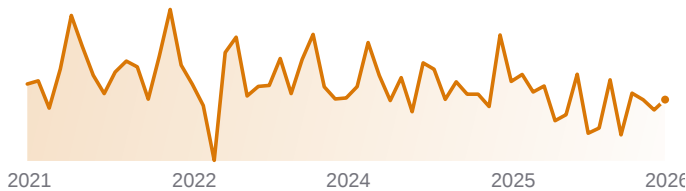
Typical hold before selling

6.7 yrs



Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,387
Median value (AVM)	\$278K
Median size	1,316 ft²
Median bedrooms	2
Median year built	1995
Single family	66%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.9%
Owner occupied	70%
Company owned	7.4%
Median loan-to-value	25%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	21,296
Density	95 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	145
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	13.6%
Unemployment	1.0%
Average temp	56°F
Annual precip	52 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.