

White County, TN

County · TN · Tennessee

SELLER'S MARKET

\$250K

MEDIAN SALE PRICE

+25.5%

1-YR CHANGE

510

SALES (12 MO)

\$241K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

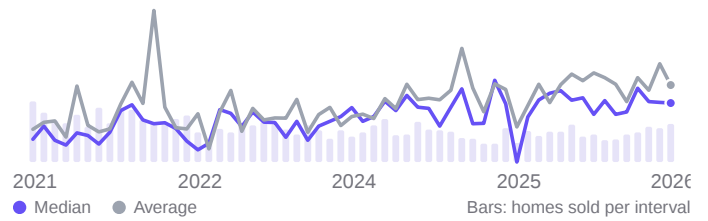
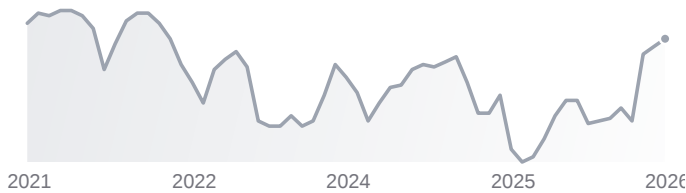
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

77 / 100

Sale prices

Median \$249K · Average \$287K

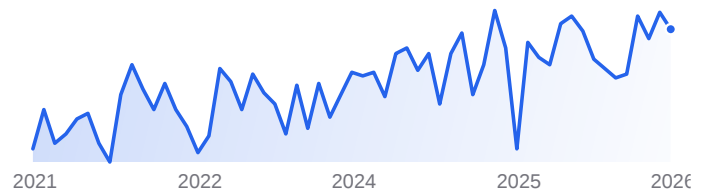
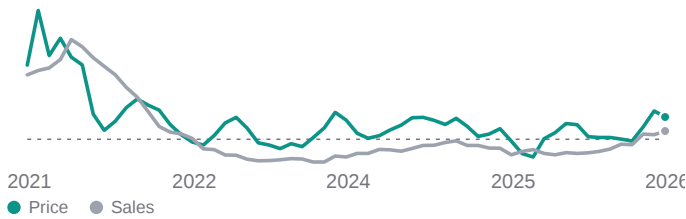


Growth (year over year)

Price +25.5% · Sales +9.4%

Price per square foot

\$192/ft²

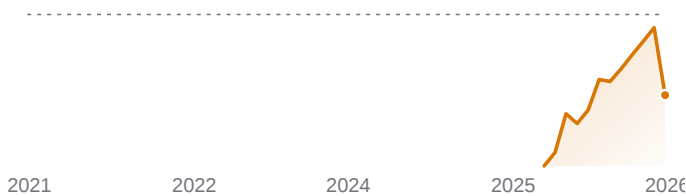


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

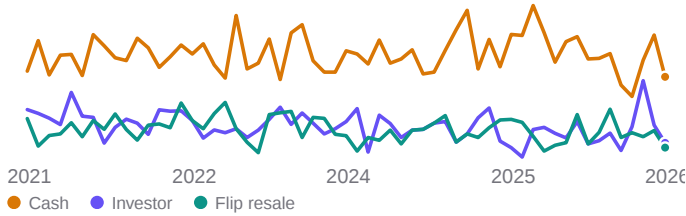
4.3%



BUYERS & OUTCOMES

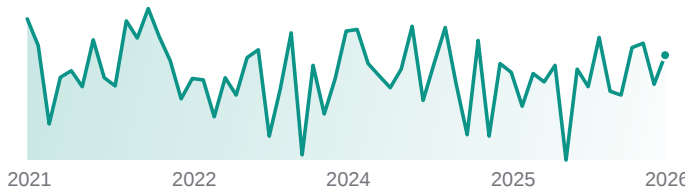
Buyer mix

Cash 31% · Investor 5.6% · Flip resale 3.7%



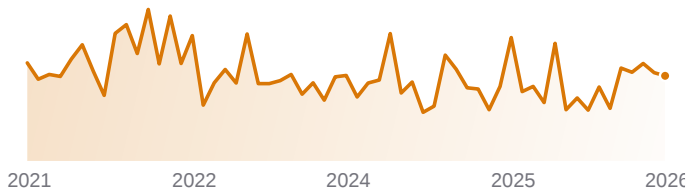
Sellers who sold at a gain

92%

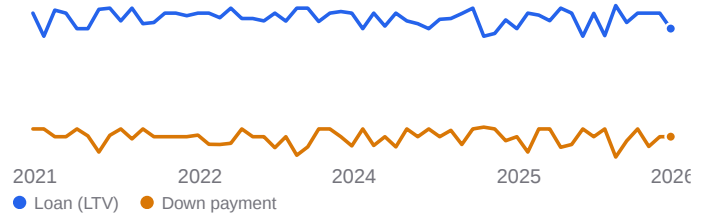


Median annualized return at resale

+9.1%

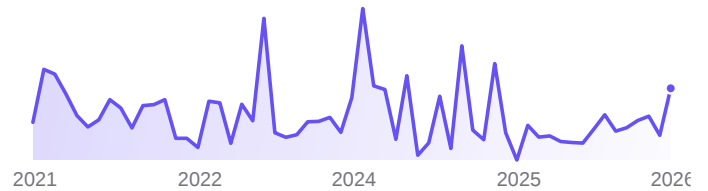


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



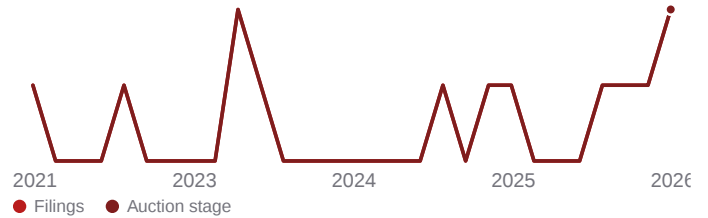
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,918
Median value (AVM)	\$241K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1987
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.6%
Owner occupied	76%
Company owned	5.7%
Median loan-to-value	28%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	29,510
Density	78 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	76
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	18.7%
Unemployment	1.2%
Average temp	57°F
Annual precip	57 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.