

Wilson County, TN

County · TN · Tennessee

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

-0.0%

1-YR CHANGE

3,249

SALES (12 MO)

\$485K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



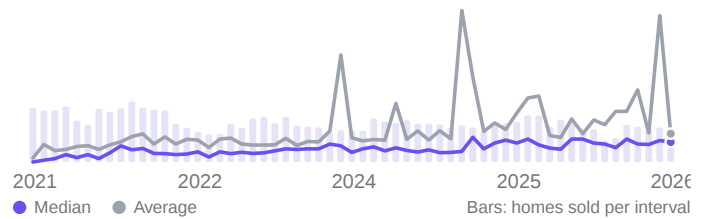
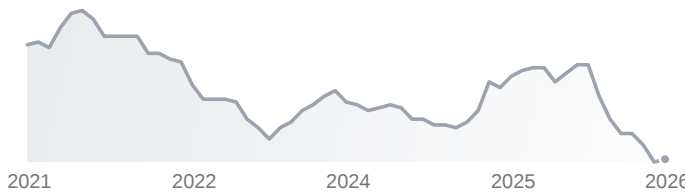
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$485K · Average \$528K

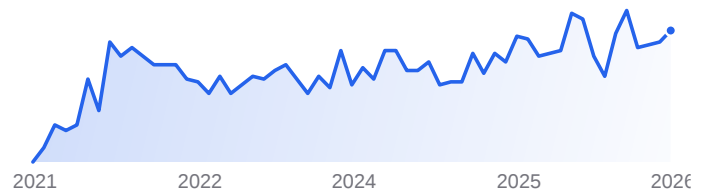
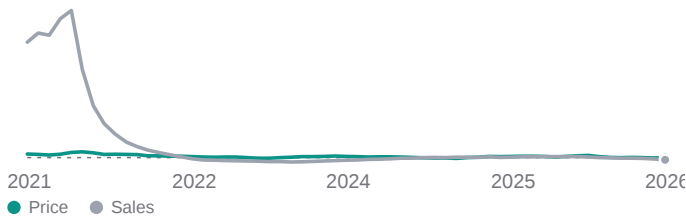


Growth (year over year)

Price -0.0% · Sales -14.3%

Price per square foot

\$224/ft²

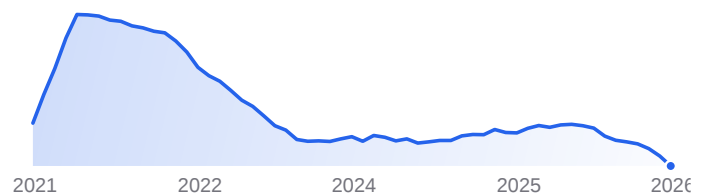
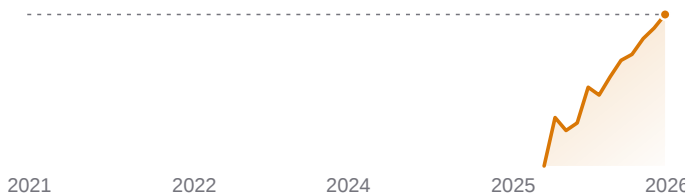


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

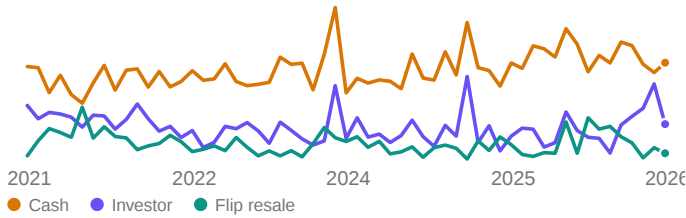
5.5%



BUYERS & OUTCOMES

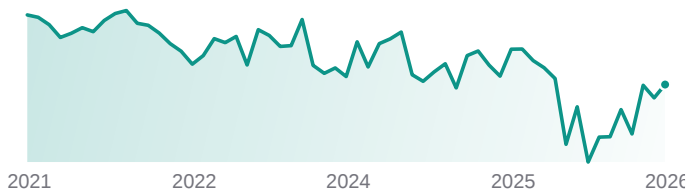
Buyer mix

Cash 29% · Investor 13% · Flip resale 6.0%



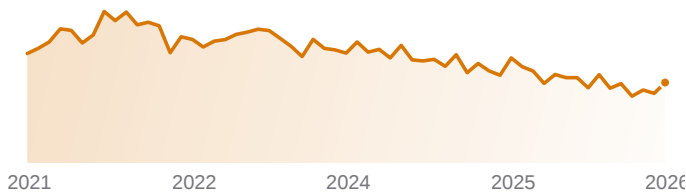
Sellers who sold at a gain

86%

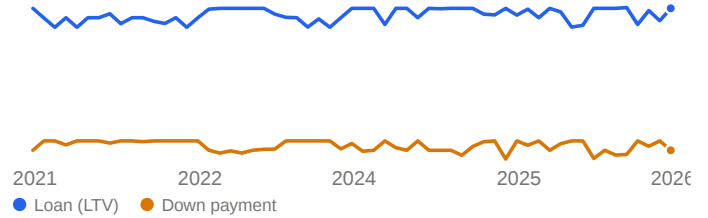


Median annualized return at resale

+4.8%

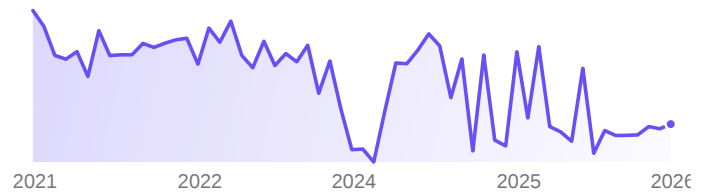


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



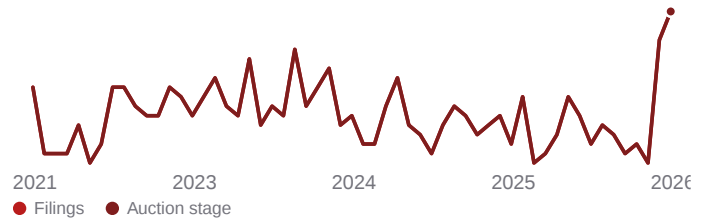
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 17 · Auction stage 17



HOUSING STOCK

Homes	59,574
Median value (AVM)	\$485K
Median size	2,028 ft²
Median bedrooms	3
Median year built	2001
Single family	85%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	81%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	172,056
Density	301 / mi²
Median household income	\$90K
Average household income	\$110K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	51
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	58°F
Annual precip	54 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.