

Whitwell

City · TN · Tennessee > Marion County

BALANCED MARKET

\$203K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

143

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

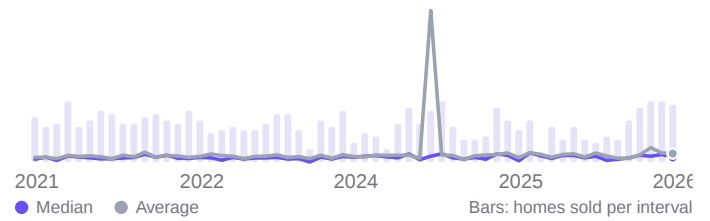
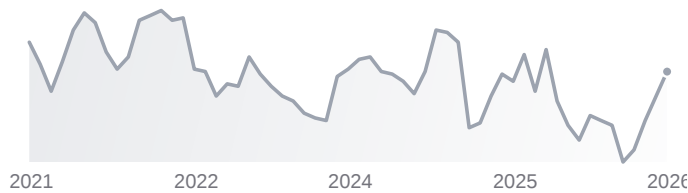
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$165K · Average \$271K

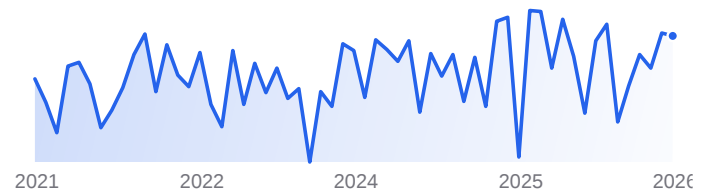
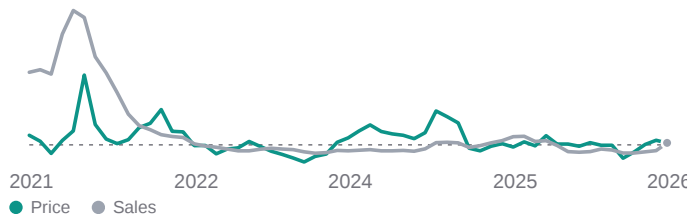


Growth (year over year)

Price +4.8% · Sales +5.1%

Price per square foot

\$168/ft²

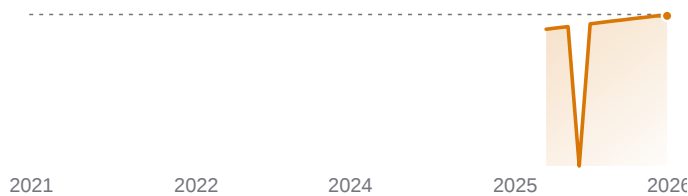


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

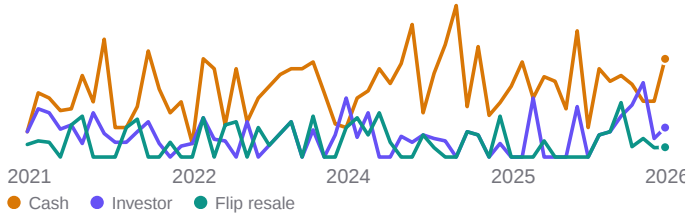
3.2%



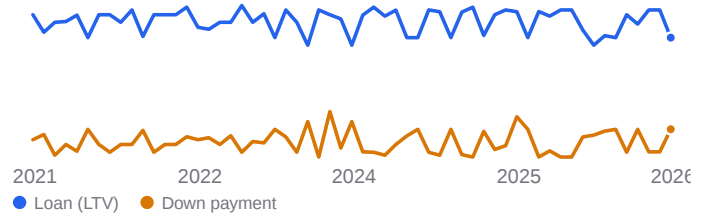
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 17% · Flip resale 5.6%

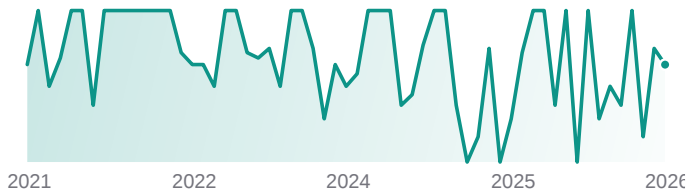


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



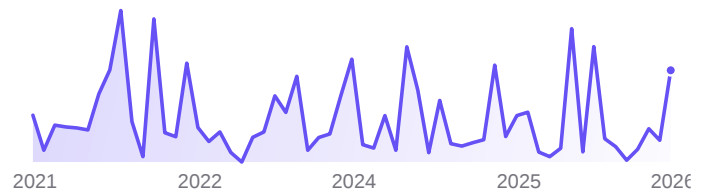
Sellers who sold at a gain

86%



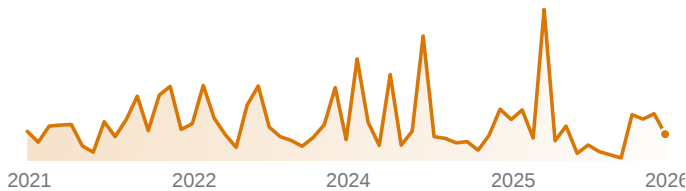
Typical hold before selling

12.4 yrs



Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,458
Median value (AVM)	\$211K
Median size	1,316 ft²
Median bedrooms	3
Median year built	1987
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	4.3%
Median loan-to-value	26%
Typical ownership tenure	15.9 yrs

COMMUNITY

Population	1,752
Density	499 / mi²
Median household income	\$66K
Average household income	\$76K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	116
Homes occupied	85%
Bachelor's or higher	7%
Poverty rate	11.8%
Unemployment	1.2%
Average temp	59°F
Annual precip	59 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.