

Monterey

City · TN · Tennessee > Putnam County

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

-20.5%

1-YR CHANGE

126

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



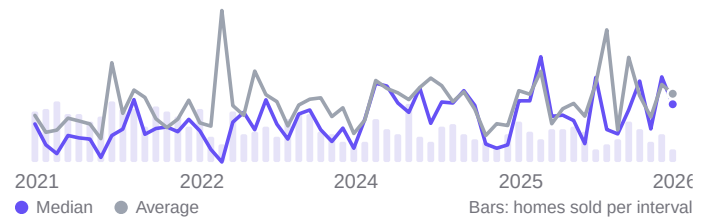
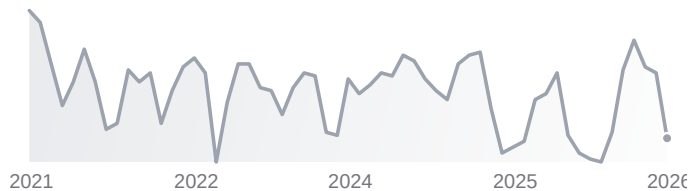
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$285K · Average \$330K

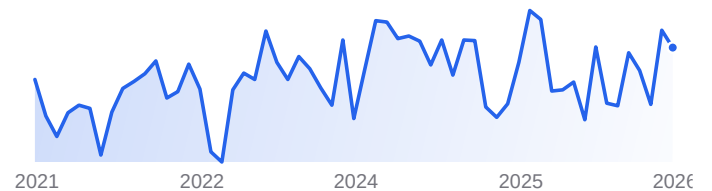
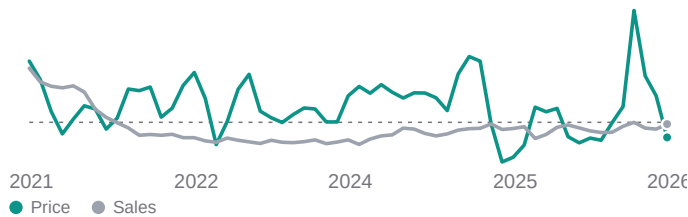


Growth (year over year)

Price -20.5% · Sales -2.3%

Price per square foot

\$196/ft²

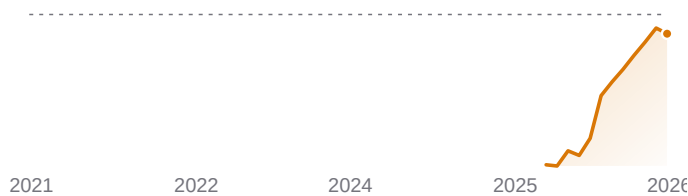


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

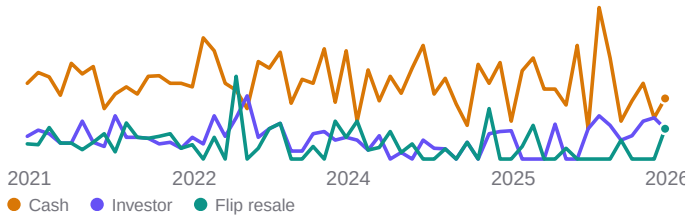
3.4%



BUYERS & OUTCOMES

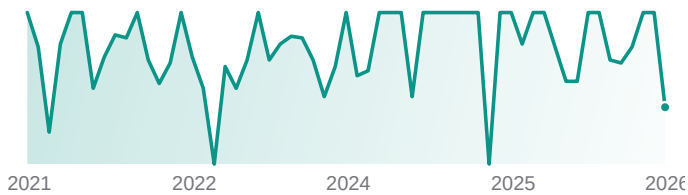
Buyer mix

Cash 40% · Investor 20% · Flip resale 20%



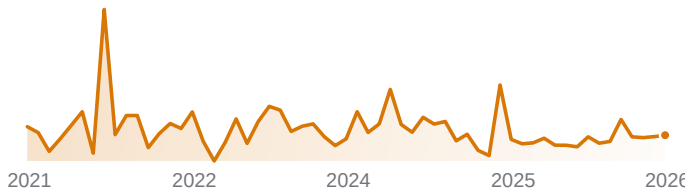
Sellers who sold at a gain

75%

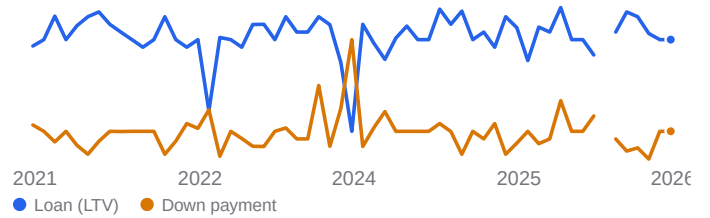


Median annualized return at resale

+8.0%

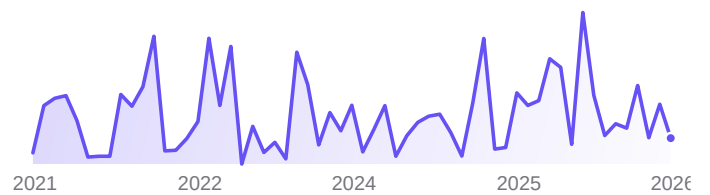


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



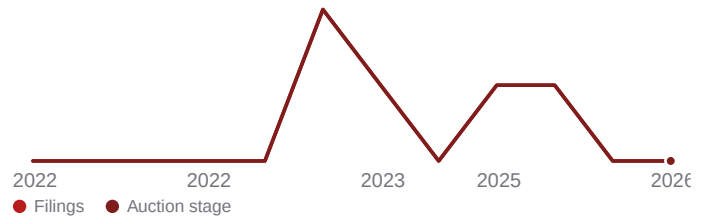
Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,753
Median value (AVM)	\$252K
Median size	1,492 ft²
Median bedrooms	3
Median year built	1993
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.7%
Owner occupied	72%
Company owned	9.5%
Median loan-to-value	22%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	2,902
Density	959 / mi²
Median household income	\$43K
Average household income	\$54K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	65
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	25.6%
Unemployment	1.1%
Average temp	56°F
Annual precip	60 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.