

Spencer

City · TN · Tennessee > Van Buren County

BUYER'S MARKET

\$163K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

77

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



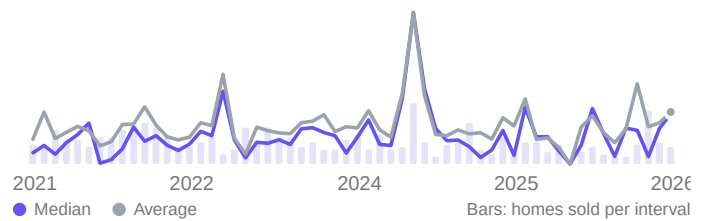
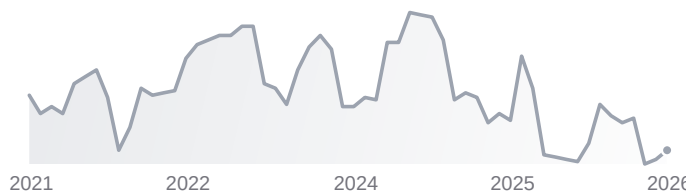
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

22 / 100

Sale prices

Median \$250K · Average \$259K

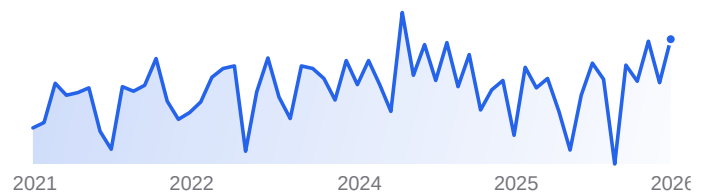
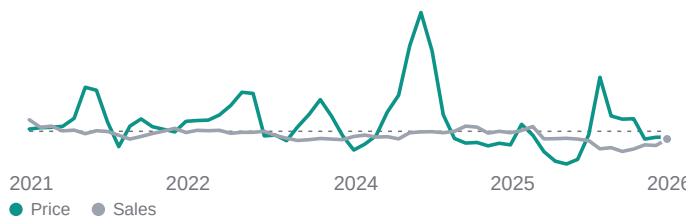


Growth (year over year)

Price -14.4% · Sales -18.9%

Price per square foot

\$195/ft²

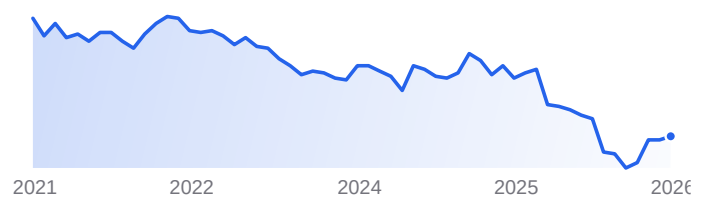
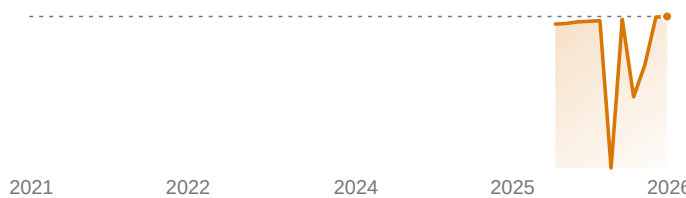


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

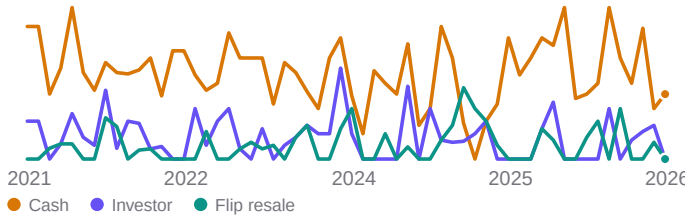
3.2%



BUYERS & OUTCOMES

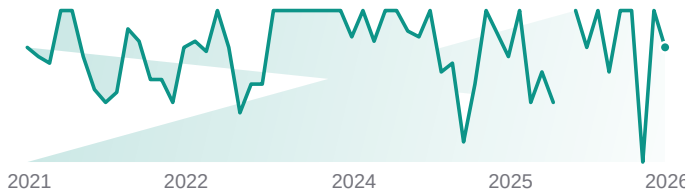
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



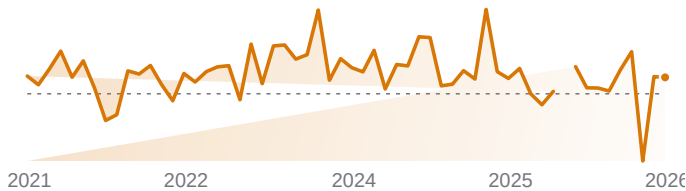
Sellers who sold at a gain

80%

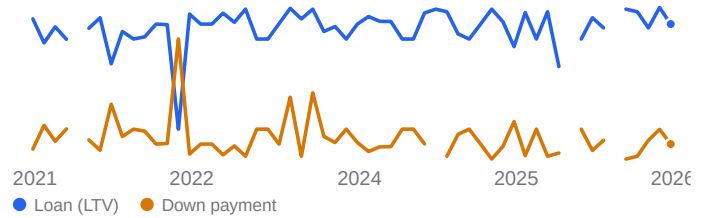


Median annualized return at resale

+8.5%

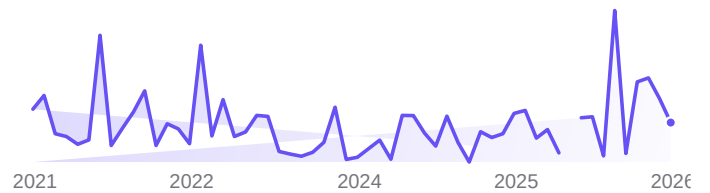


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



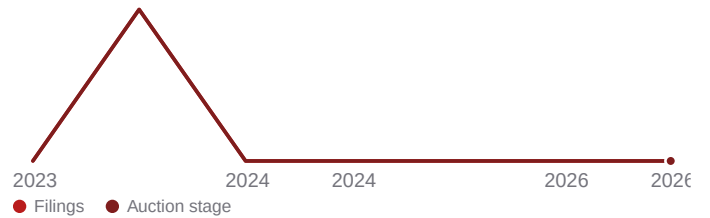
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,400
Median value (AVM)	\$172K
Median size	1,311 ft²
Median bedrooms	3
Median year built	1991
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.3%
Owner occupied	62%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,593
Density	243 / mi²
Median household income	\$47K
Average household income	\$57K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	76
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	14.3%
Unemployment	0.8%
Average temp	57°F
Annual precip	58 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.