

Beechgrove 37018

ZIP code · TN · Tennessee > Coffee County

BUYER'S MARKET

\$130K

MEDIAN SALE PRICE

-40.8%

1-YR CHANGE

49

SALES (12 MO)

\$239K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



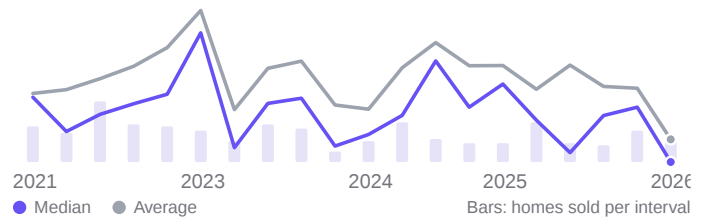
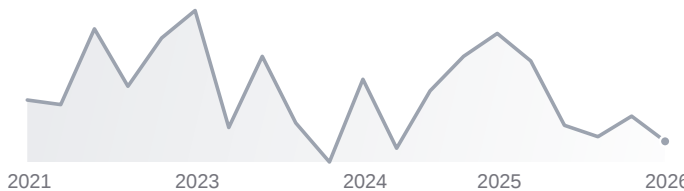
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$20K · Average \$77K

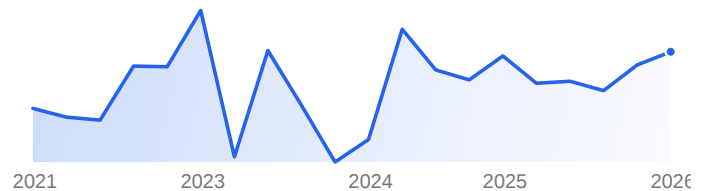
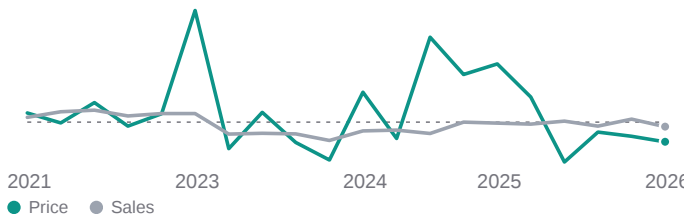


Growth (year over year)

Price -40.8% · Sales -9.3%

Price per square foot

\$159/ft²

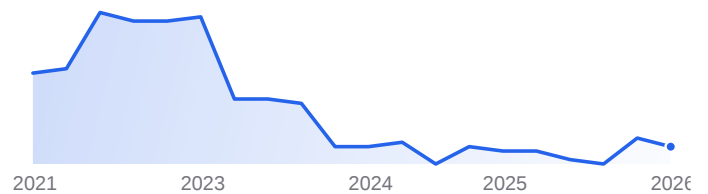


Sale premium vs estimated value

-80.9%

Annual turnover (share of homes sold)

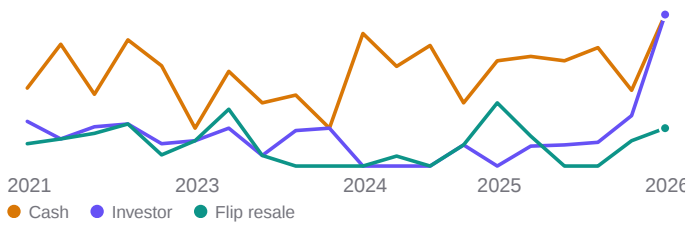
3.7%



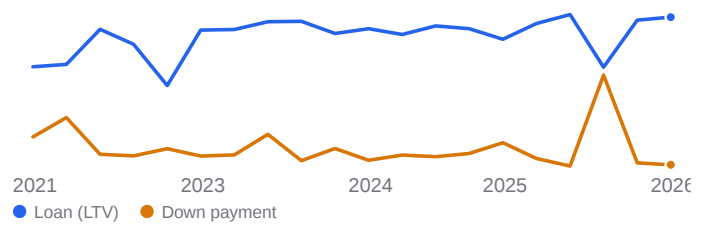
BUYERS & OUTCOMES

Buyer mix

Cash 80% · Investor 80% · Flip resale 20%

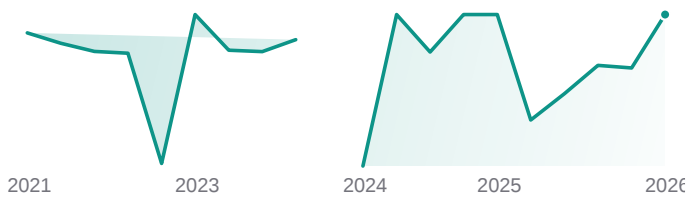


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



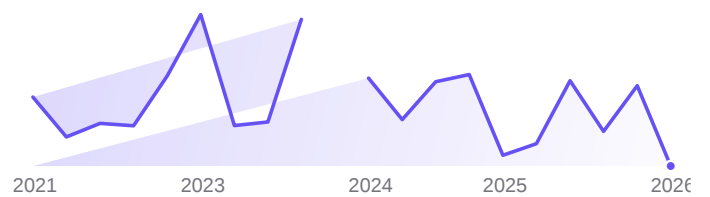
Sellers who sold at a gain

100%



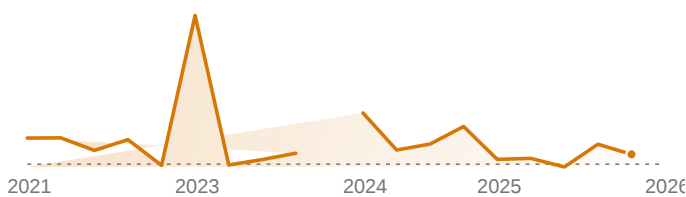
Typical hold before selling

0.3 yrs



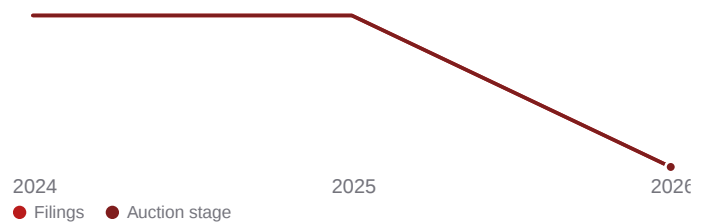
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,327
Median value (AVM)	\$239K
Median size	1,496 ft²
Median year built	1997
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.1%
Owner occupied	63%
Company owned	6.9%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	2,759
Density	63 / mi²
Median household income	\$70K
Average household income	\$76K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	140
Earthquake index (US avg 100)	59
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	15.4%
Unemployment	0.8%
Average temp	58°F
Annual precip	59 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.