

Dover 37058

ZIP code · TN · Tennessee > Stewart County > Dover

SELLER'S MARKET

\$241K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

141

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



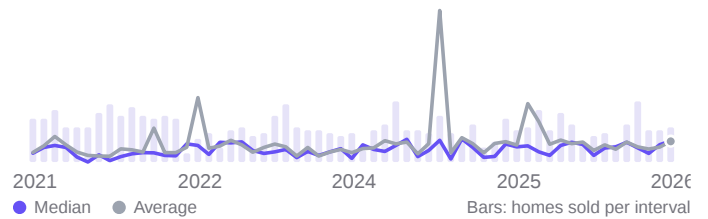
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$295K · Average \$290K

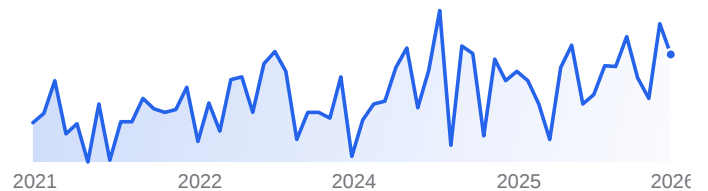
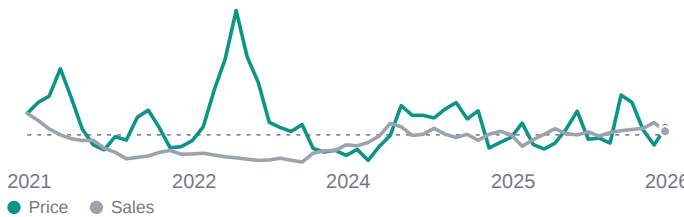


Growth (year over year)

Price +8.5% · Sales +4.4%

Price per square foot

\$190/ft²

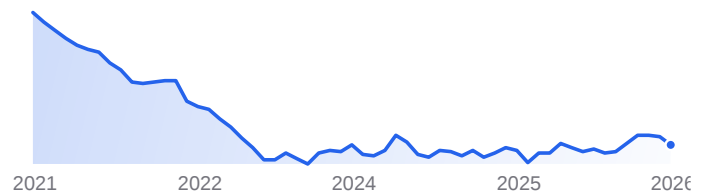
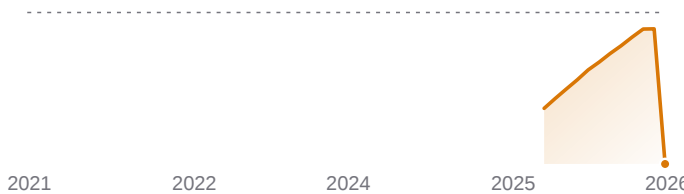


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

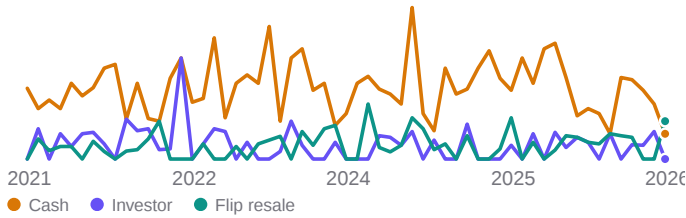
3.8%



BUYERS & OUTCOMES

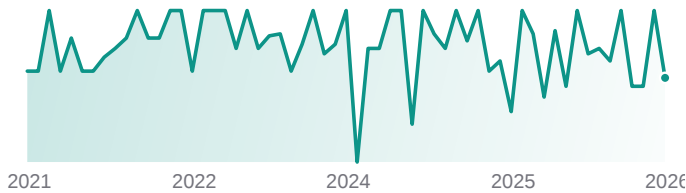
Buyer mix

Cash 17% · Investor 0% · Flip resale 25%



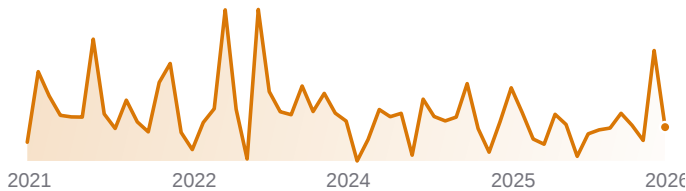
Sellers who sold at a gain

78%

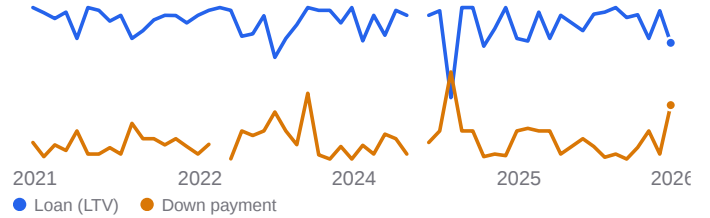


Median annualized return at resale

+6.6%

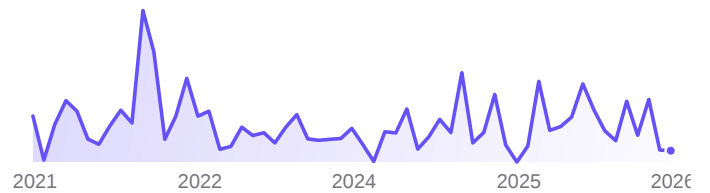


Financing (share of purchase price) Loan (LTV) 77% · Down payment 37%



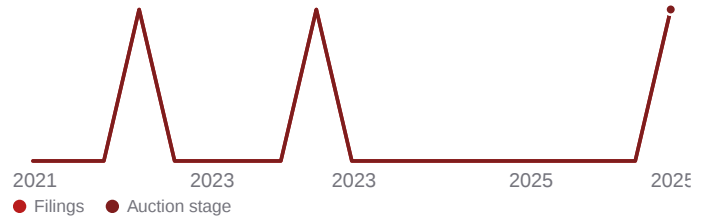
Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,684
Median value (AVM)	\$233K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1990
Single family	64%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.9%
Owner occupied	67%
Company owned	5.7%
Median loan-to-value	30%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	8,011
Density	30 / mi²
Median household income	\$61K
Average household income	\$70K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	150
Homes occupied	81%
Bachelor's or higher	11%
Poverty rate	11.4%
Unemployment	0.8%
Average temp	58°F
Annual precip	53 in
Sunshine	56%

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.