

McMinnville 37110

ZIP code · TN · Tennessee > Warren County > McMinnville

BALANCED MARKET

\$247K

MEDIAN SALE PRICE

+0.1%

1-YR CHANGE

602

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



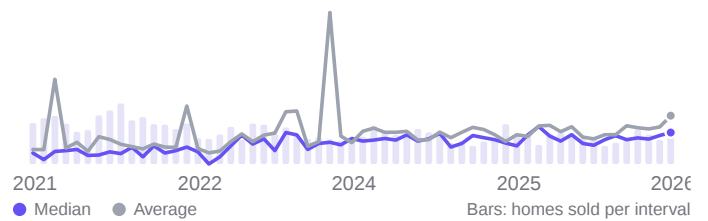
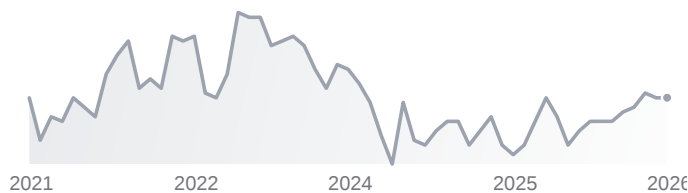
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$260K · Average \$329K

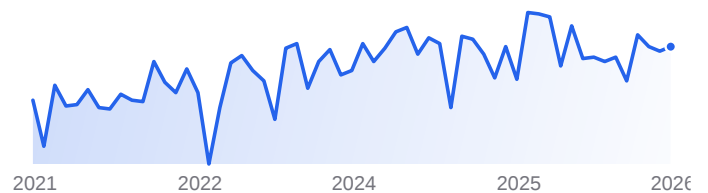
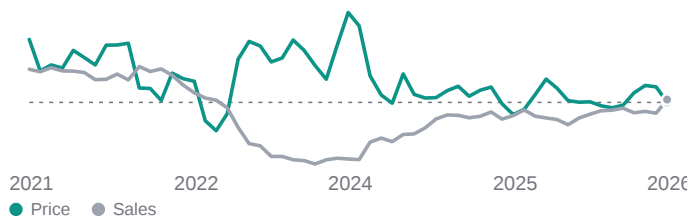


Growth (year over year)

Price +0.1% · Sales +1.3%

Price per square foot

\$172/ft²

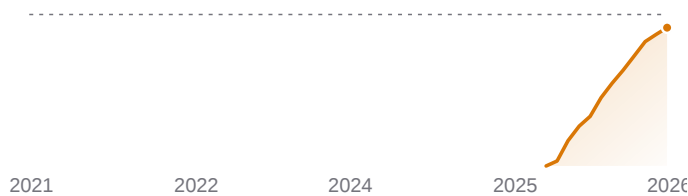


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

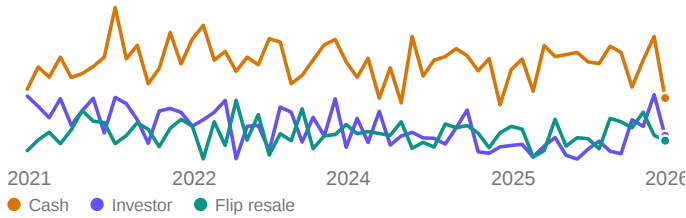
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 11% · Flip resale 9.3%



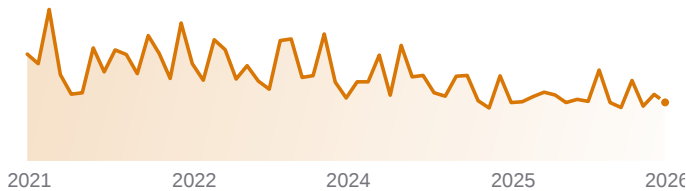
Sellers who sold at a gain

91%

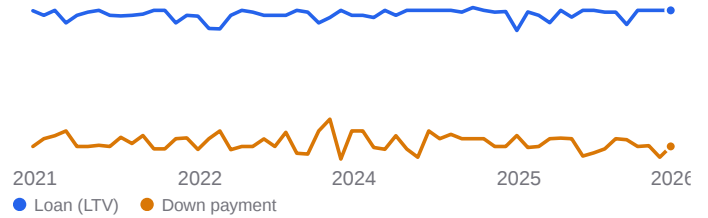


Median annualized return at resale

+6.7%

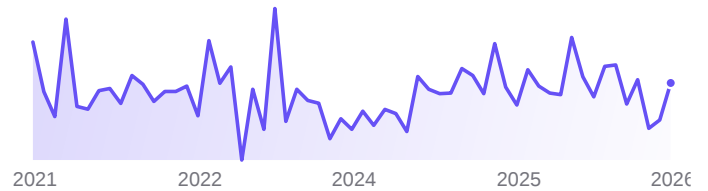


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,359
Median value (AVM)	\$218K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1977
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.1%
Owner occupied	75%
Company owned	7.9%
Median loan-to-value	30%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	35,291
Density	96 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	130
Earthquake index (US avg 100)	61
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	13.8%
Unemployment	1.0%
Average temp	58°F
Annual precip	57 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.