

Wartrace 37183

ZIP code · TN · Tennessee > Bedford County > Wartrace

SELLER'S MARKET

\$409K

MEDIAN SALE PRICE

+93.4%

1-YR CHANGE

56

SALES (12 MO)

\$353K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

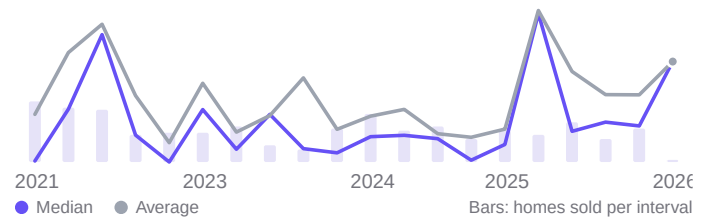
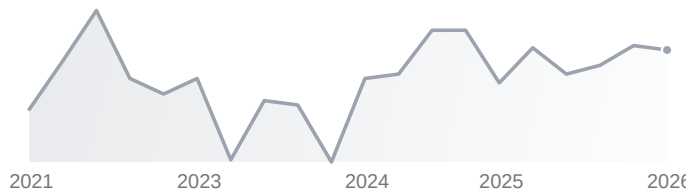
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$480K · Average \$480K

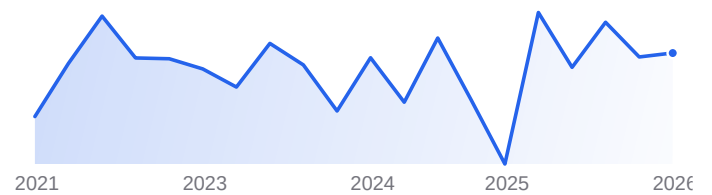
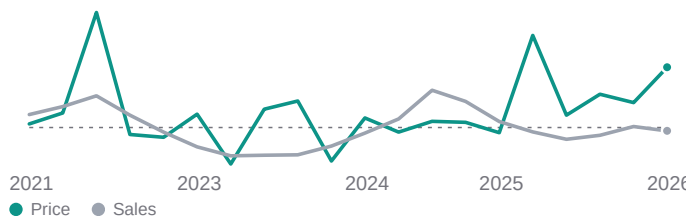


Growth (year over year)

Price +93.4% · Sales -5.1%

Price per square foot

\$204/ft²

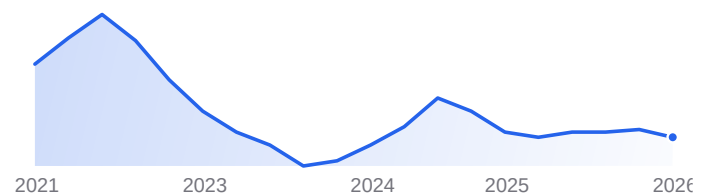


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

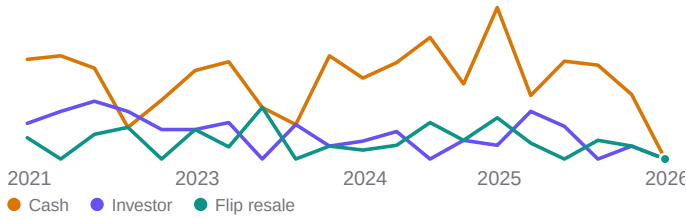
3.8%



BUYERS & OUTCOMES

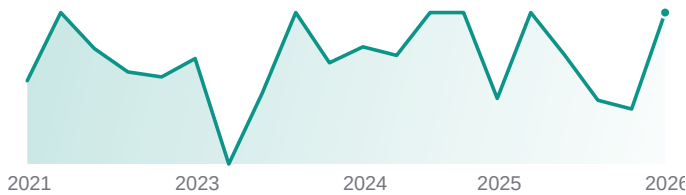
Buyer mix

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



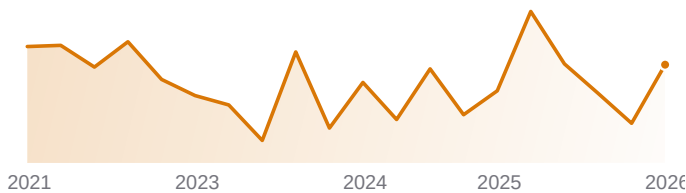
Sellers who sold at a gain

100%

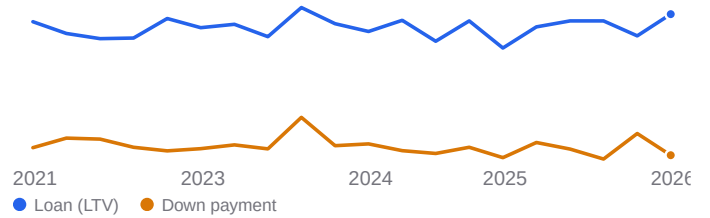


Median annualized return at resale

+11.4%

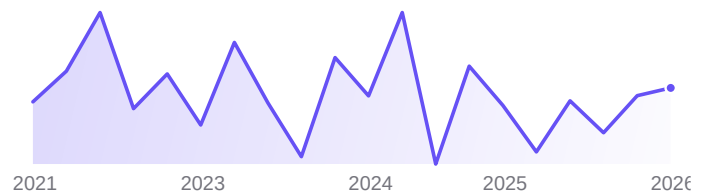


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



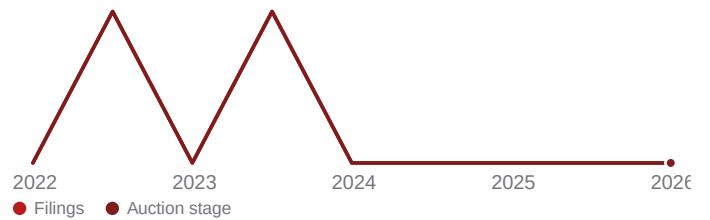
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,482
Median value (AVM)	\$353K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1994
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	83%
Company owned	6.5%
Median loan-to-value	33%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	4,747
Density	58 / mi²
Median household income	\$70K
Average household income	\$91K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	61
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	7.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	58 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.