

Waverly 37185

ZIP code · TN · Tennessee > Humphreys County > Waverly

SELLER'S MARKET

\$232K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

176

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



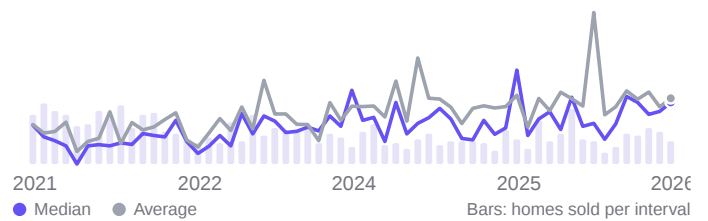
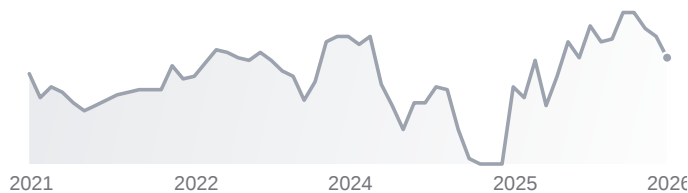
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$255K · Average \$268K

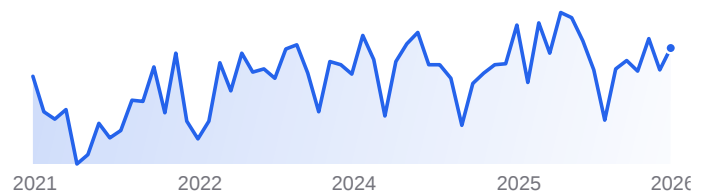
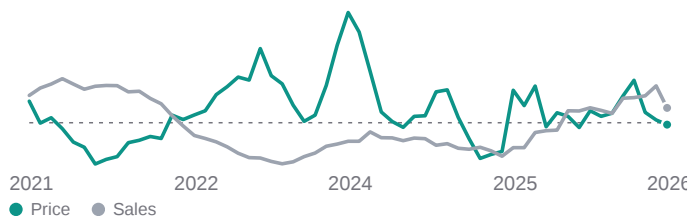


Growth (year over year)

Price -1.7% · Sales +13.5%

Price per square foot

\$157/ft²

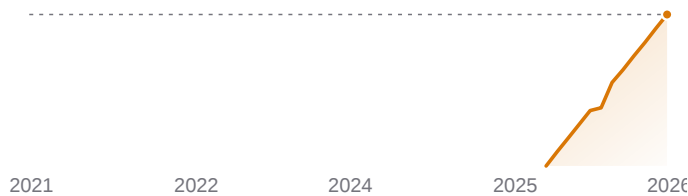


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

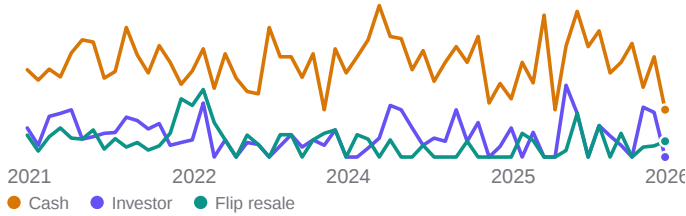
4.4%



BUYERS & OUTCOMES

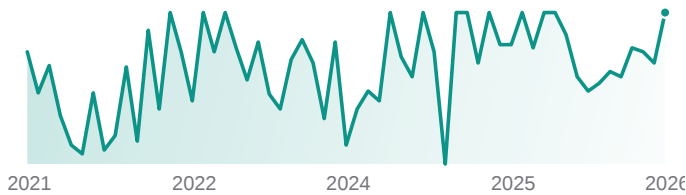
Buyer mix

Cash 25% · Investor 0% · Flip resale 8.3%



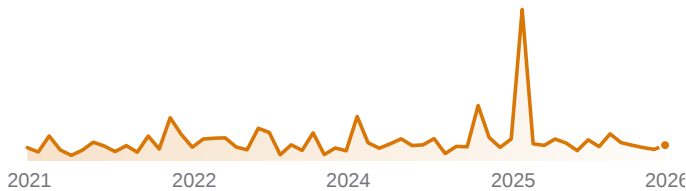
Sellers who sold at a gain

100%

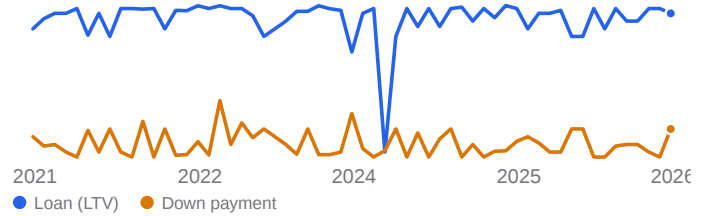


Median annualized return at resale

+6.9%

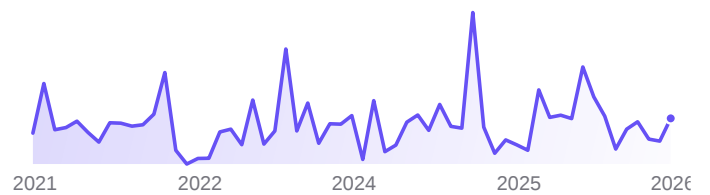


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



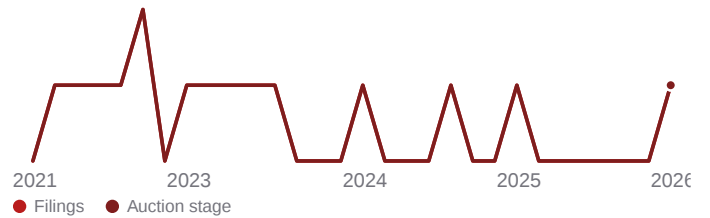
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,963
Median value (AVM)	\$242K
Median size	1,385 ft²
Median bedrooms	3
Median year built	1978
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.6%
Owner occupied	66%
Company owned	7.3%
Median loan-to-value	23%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	8,971
Density	36 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	106
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	14.6%
Unemployment	1.0%
Average temp	58°F
Annual precip	55 in
Sunshine	64%

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.