

Benton 37307

ZIP code · TN · Tennessee > Polk County > Benton

BUYER'S MARKET

\$230K

MEDIAN SALE PRICE

69

SALES (12 MO)

\$244K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



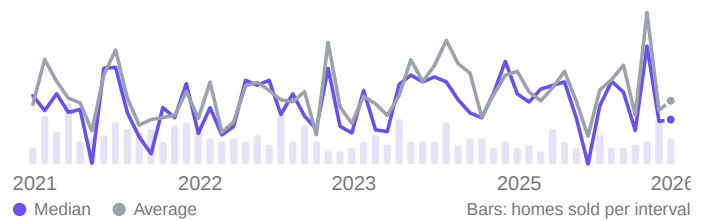
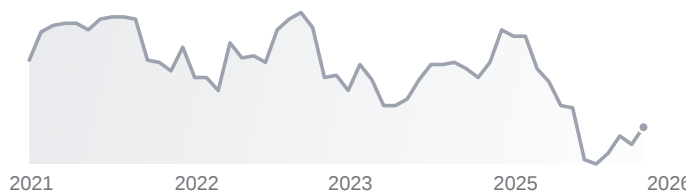
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$160K · Average \$215K

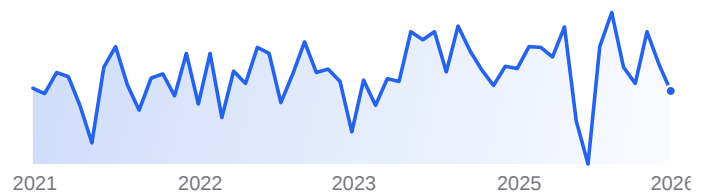
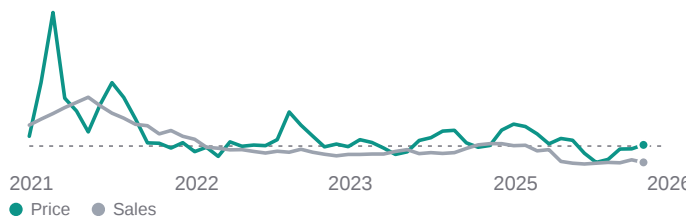


Growth (year over year)

Price +3.3% · Sales -46.0%

Price per square foot

\$125/ft²

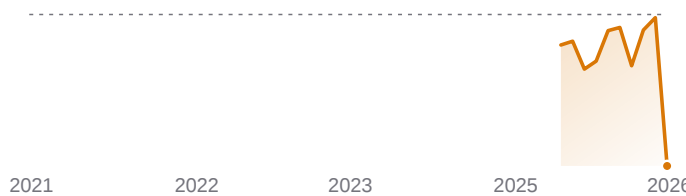


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

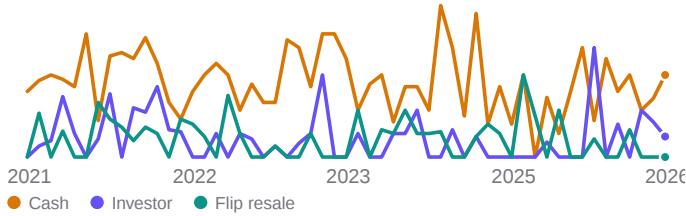
3.0%



BUYERS & OUTCOMES

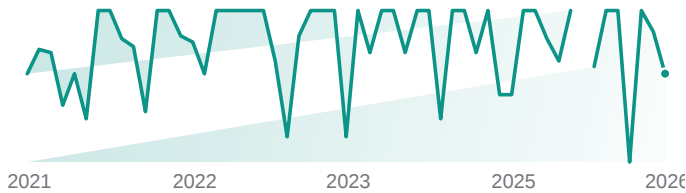
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



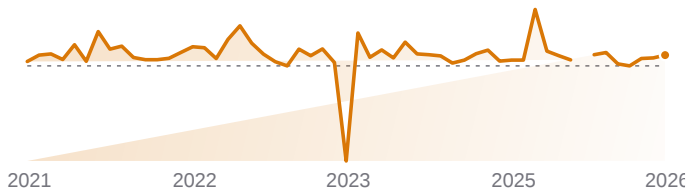
Sellers who sold at a gain

75%

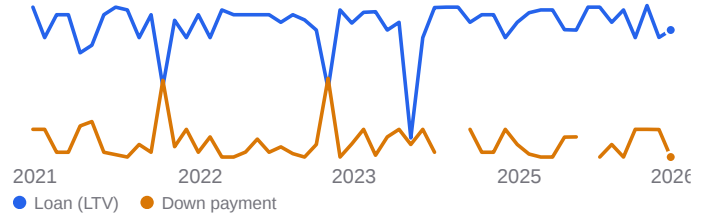


Median annualized return at resale

+7.9%

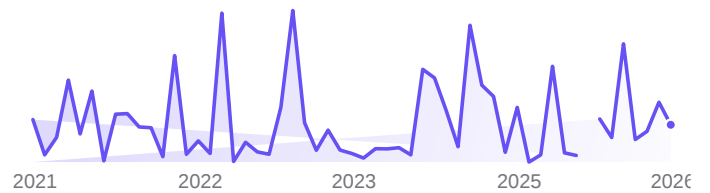


Financing (share of purchase price) Loan (LTV) 85% · Down payment 1.8%



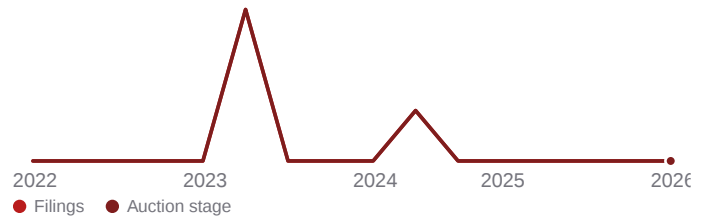
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,268
Median value (AVM)	\$244K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1991
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.2%
Owner occupied	72%
Company owned	5.5%
Median loan-to-value	32%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	4,634
Density	80 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	147
Homes occupied	87%
Bachelor's or higher	6%
Poverty rate	13.6%
Unemployment	1.1%
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.