

Dayton 37321

ZIP code · TN · Tennessee > Rhea County > Dayton

BUYER'S MARKET

\$238K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

233

SALES (12 MO)

\$261K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



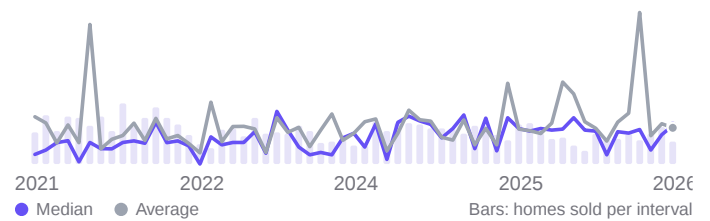
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$275K · Average \$267K

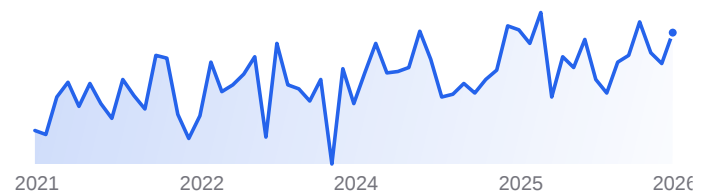
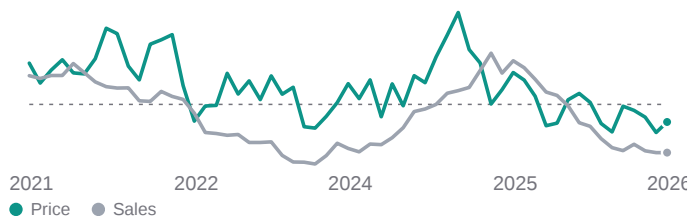


Growth (year over year)

Price -9.1% · Sales -25.1%

Price per square foot

\$191/ft²

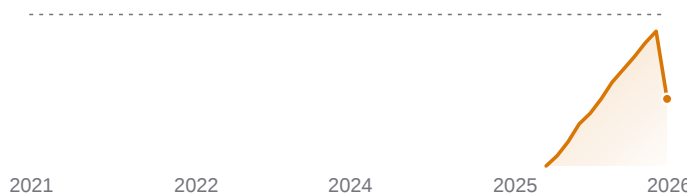


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

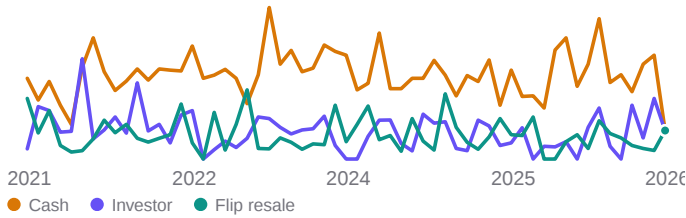
3.0%



BUYERS & OUTCOMES

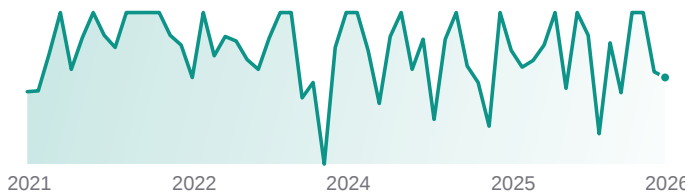
Buyer mix

Cash 12% · Investor 12% · Flip resale 12%



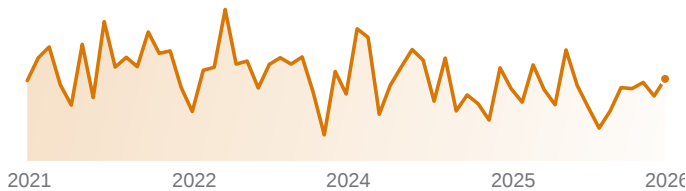
Sellers who sold at a gain

86%

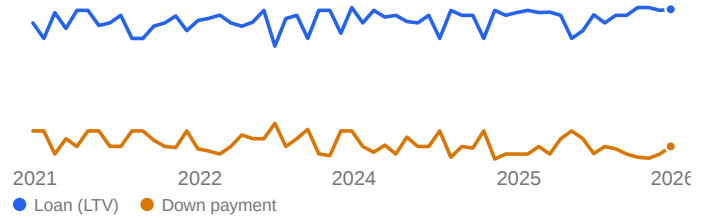


Median annualized return at resale

+8.8%

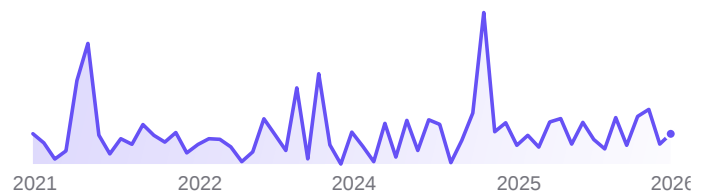


Financing (share of purchase price) Loan (LTV) 99% · Down payment 10%



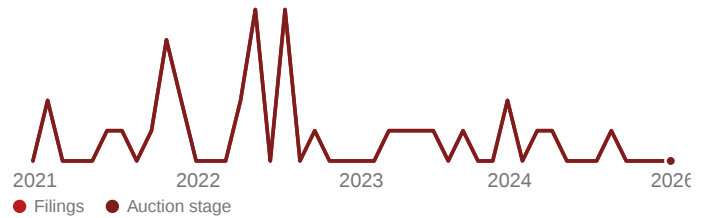
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,707
Median value (AVM)	\$261K
Median size	1,445 ft²
Median bedrooms	3
Median year built	1989
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.8%
Owner occupied	69%
Company owned	8.2%
Median loan-to-value	33%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	20,706
Density	171 / mi²
Median household income	\$63K
Average household income	\$73K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	130
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	1.4%
Average temp	58°F
Annual precip	60 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.