

Etowah 37331

ZIP code · TN · Tennessee > McMinn County > Etowah

BALANCED MARKET

\$192K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

153

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

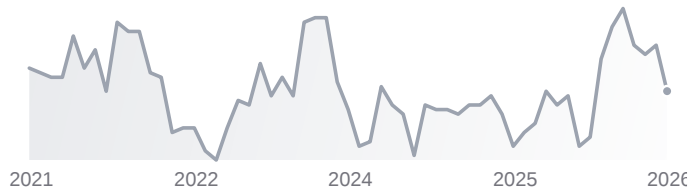
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

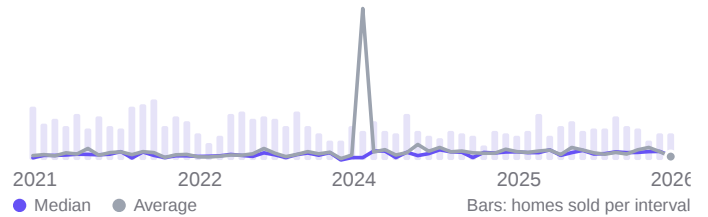
Market temperature (0–100)

56 / 100



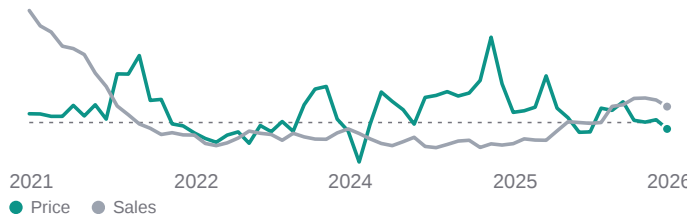
Sale prices

Median \$140K · Average \$127K



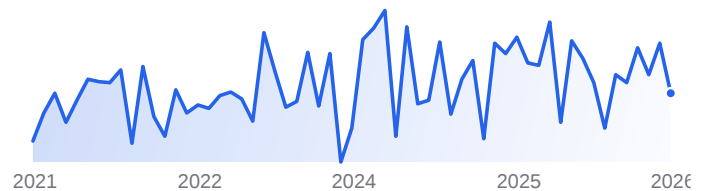
Growth (year over year)

Price -5.8% · Sales +14.2%



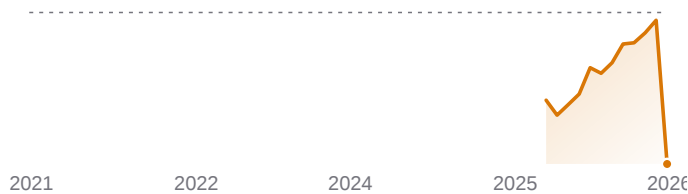
Price per square foot

\$122/ft²



Sale premium vs estimated value

-8.4%



Annual turnover (share of homes sold)

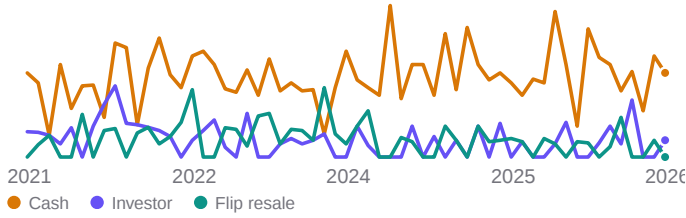
4.5%



BUYERS & OUTCOMES

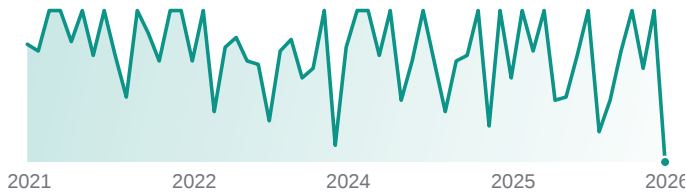
Buyer mix

Cash 45% · Investor 9.1% · Flip resale 0%



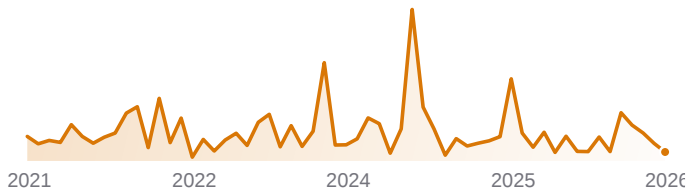
Sellers who sold at a gain

63%

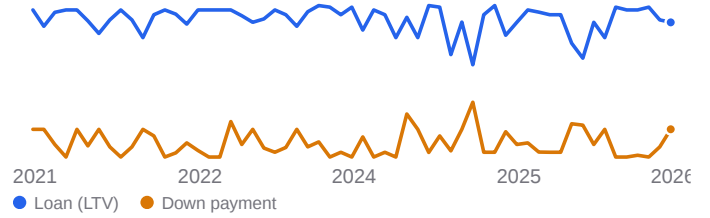


Median annualized return at resale

+3.0%

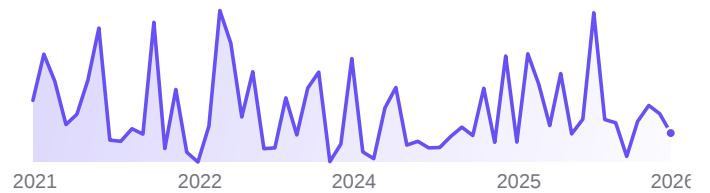


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



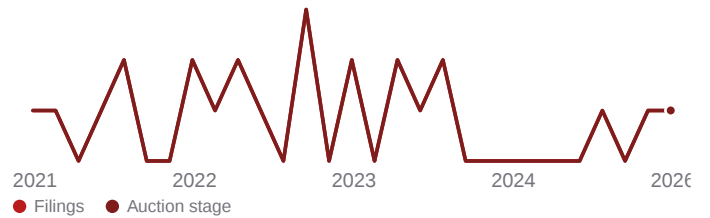
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,386
Median value (AVM)	\$198K
Median size	1,348 ft²
Median bedrooms	1
Median year built	1971
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	72%
Company owned	4.2%
Median loan-to-value	13%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	7,601
Density	174 / mi²
Median household income	\$61K
Average household income	\$83K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	149
Homes occupied	88%
Bachelor's or higher	10%
Poverty rate	8.6%
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.