

Evensville 37332

ZIP code · TN · Tennessee > Rhea County

STRONG BUYER'S MARKET

\$172K

MEDIAN SALE PRICE

-36.4%

1-YR CHANGE

26

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



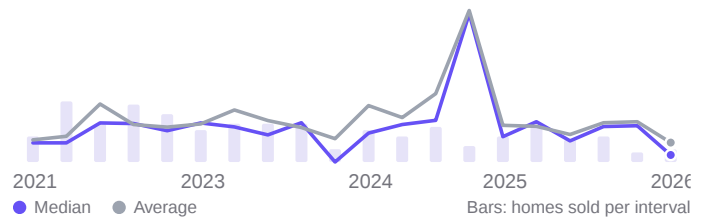
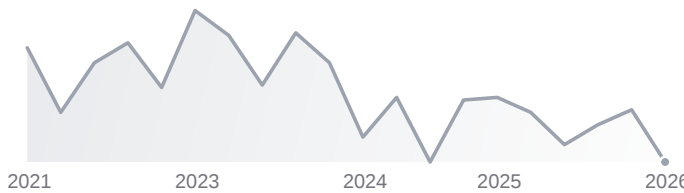
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

12 / 100

Sale prices

Median \$79K · Average \$141K

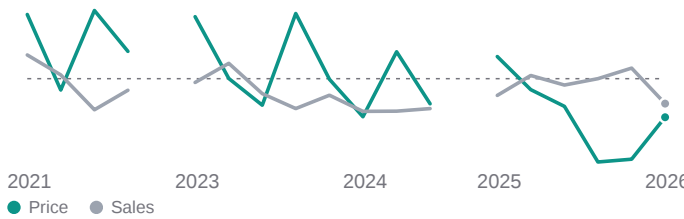


Growth (year over year)

Price -36.4% · Sales -23.5%

Price per square foot

\$72/ft²

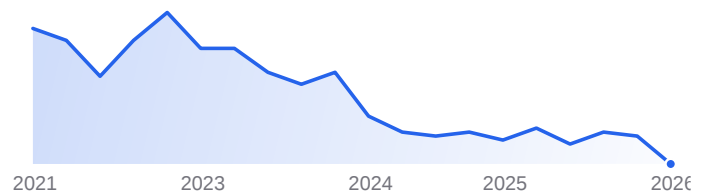


Sale premium vs estimated value

-31.5%

Annual turnover (share of homes sold)

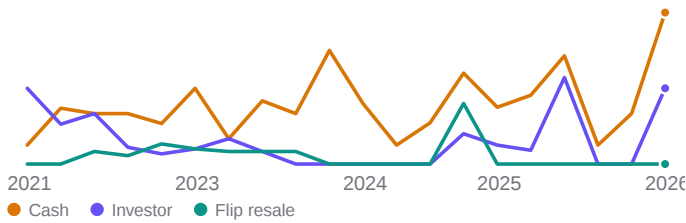
2.1%



BUYERS & OUTCOMES

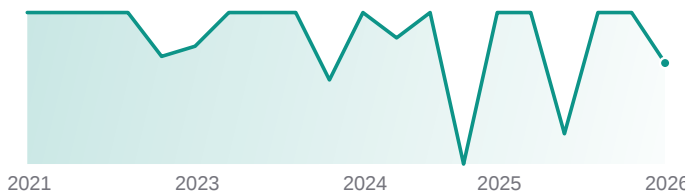
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



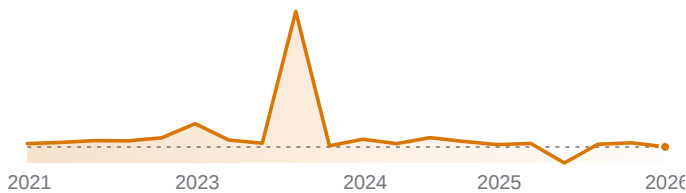
Sellers who sold at a gain

75%

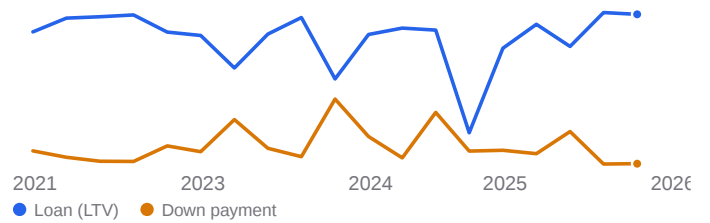


Median annualized return at resale

+0.3%

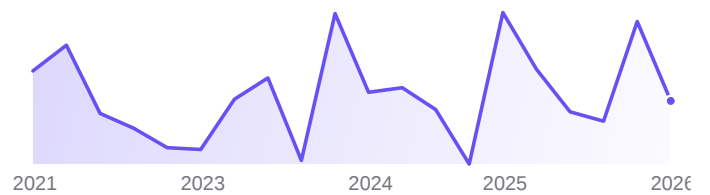


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



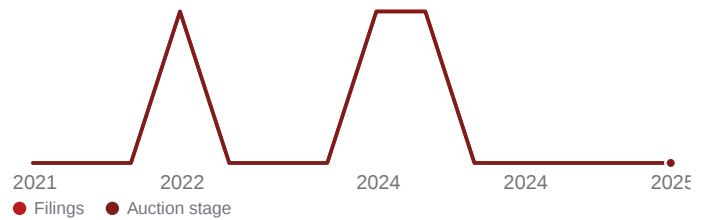
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,260
Median value (AVM)	\$237K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1993
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	5.2%
Median loan-to-value	25%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	4,109
Density	60 / mi²
Median household income	\$57K
Average household income	\$67K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	127
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	11.9%
Unemployment	1.2%
Average temp	57°F
Annual precip	60 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.