

Georgetown 37336

ZIP code · TN · Tennessee > Meigs County

SELLER'S MARKET

\$337K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

91

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

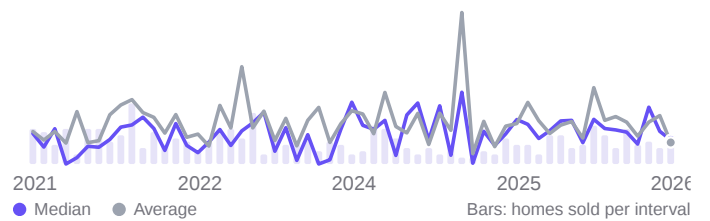
Market temperature (0–100)

69 / 100



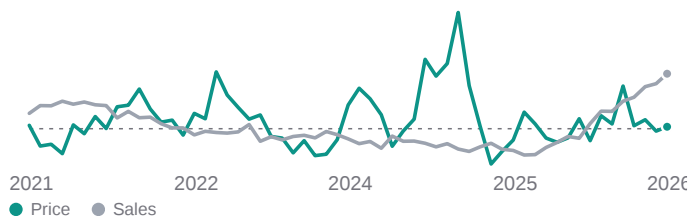
Sale prices

Median \$240K · Average \$222K



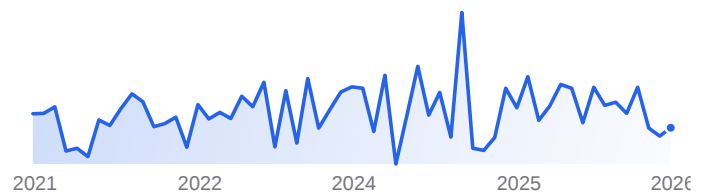
Growth (year over year)

Price +2.7% · Sales +78.4%



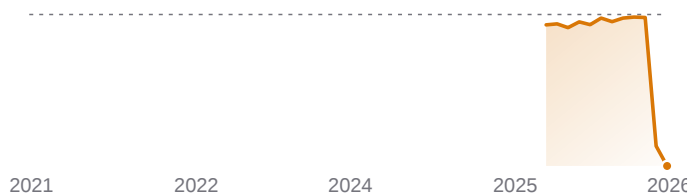
Price per square foot

\$140/ft²



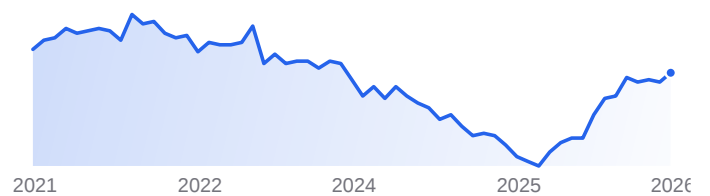
Sale premium vs estimated value

-44.0%



Annual turnover (share of homes sold)

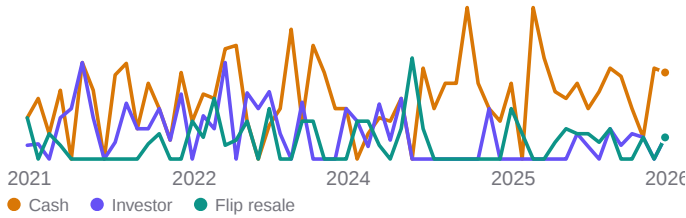
4.4%



BUYERS & OUTCOMES

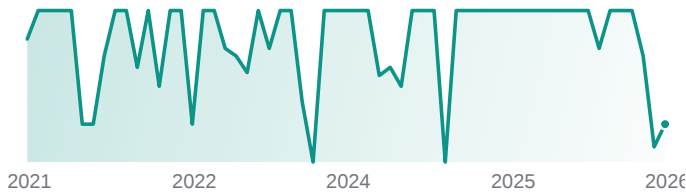
Buyer mix

Cash 57% · Investor 14% · Flip resale 14%



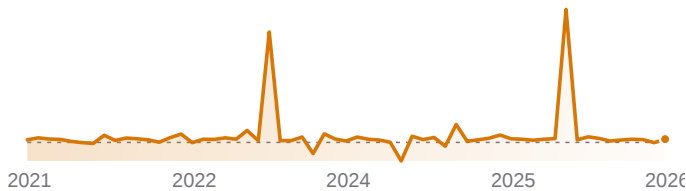
Sellers who sold at a gain

50%

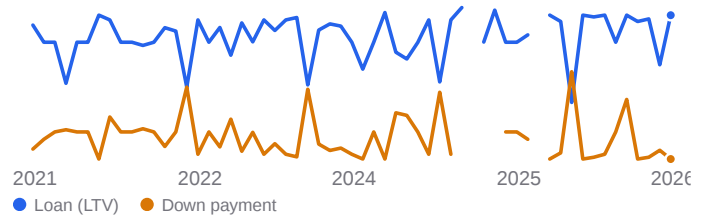


Median annualized return at resale

+8.5%

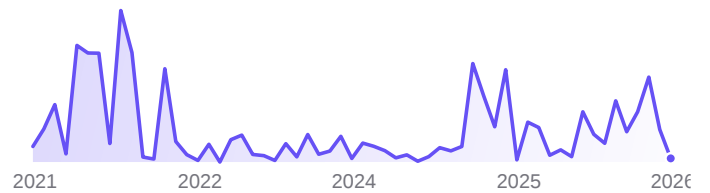


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



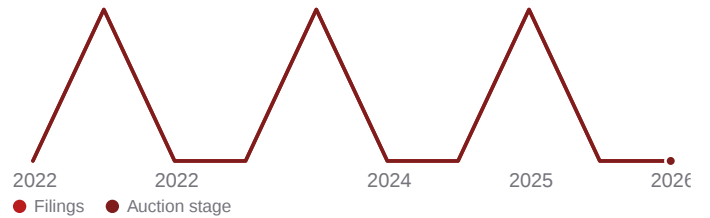
Typical hold before selling

1.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,072
Median value (AVM)	\$342K
Median size	1,583 ft²
Median bedrooms	3
Median year built	1995
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.0%
Owner occupied	72%
Company owned	10%
Median loan-to-value	37%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	4,751
Density	107 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	146
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	10.2%
Unemployment	1.2%
Average temp	58°F
Annual precip	56 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.