

Graysville 37338

ZIP code · TN · Tennessee > Hamilton County > Graysville

SELLER'S MARKET

\$199K

MEDIAN SALE PRICE

+73.0%

1-YR CHANGE

56

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

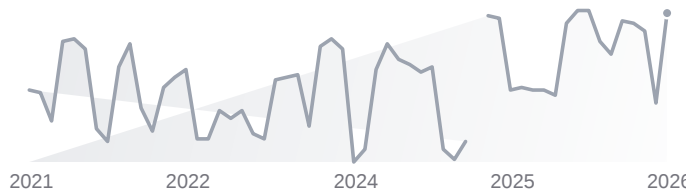
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

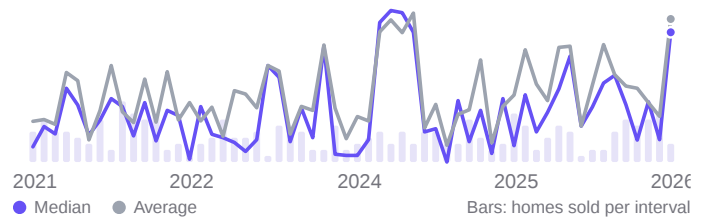
Market temperature (0–100)

76 / 100



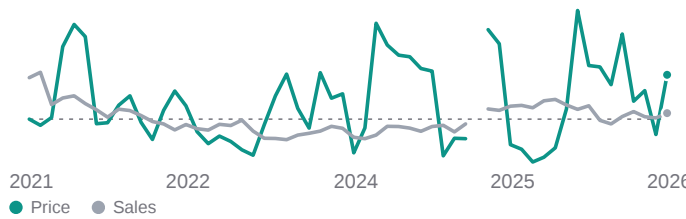
Sale prices

Median \$350K · Average \$384K



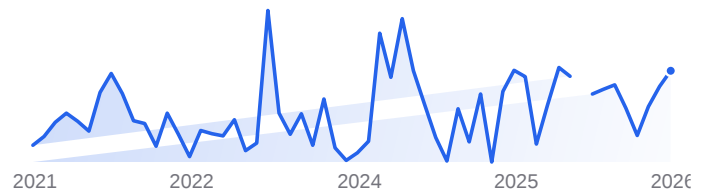
Growth (year over year)

Price +73.0% · Sales +9.8%



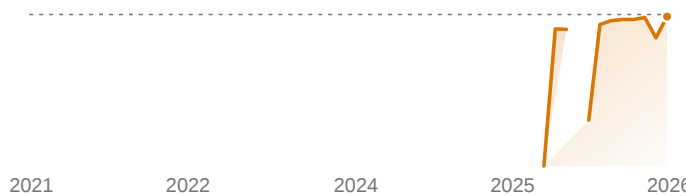
Price per square foot

\$185/ft²



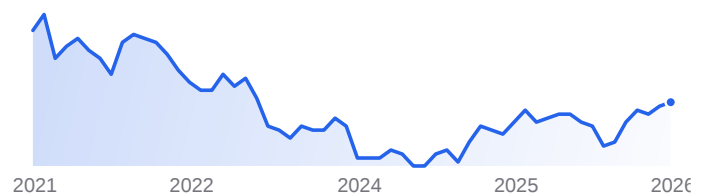
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

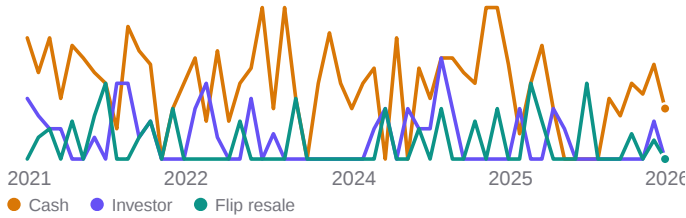
3.8%



BUYERS & OUTCOMES

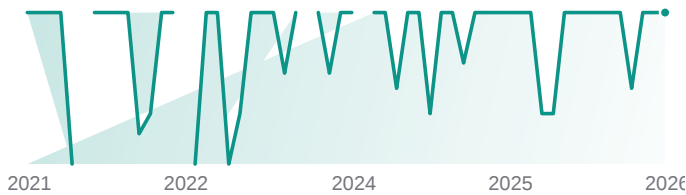
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



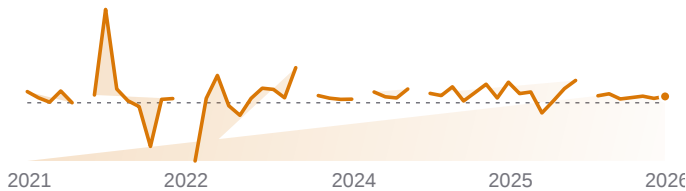
Sellers who sold at a gain

100%

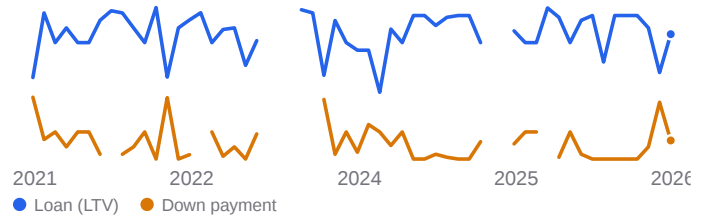


Median annualized return at resale

+5.9%



Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,482
Median value (AVM)	\$250K
Median size	1,305 ft²
Median bedrooms	3
Median year built	1996
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	3.8%
Owner occupied	67%
Company owned	8.3%
Median loan-to-value	17%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	3,911
Density	51 / mi²
Median household income	\$56K
Average household income	\$70K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	116
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	20.5%
Unemployment	1.1%
Average temp	57°F
Annual precip	63 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.