

Gruetli Laager 37339

ZIP code · TN · Tennessee > Grundy County

STRONG BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-70.5%

1-YR CHANGE

21

SALES (12 MO)

\$177K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



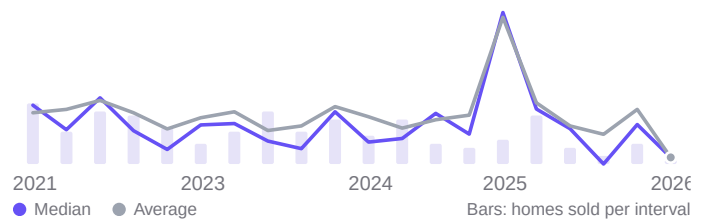
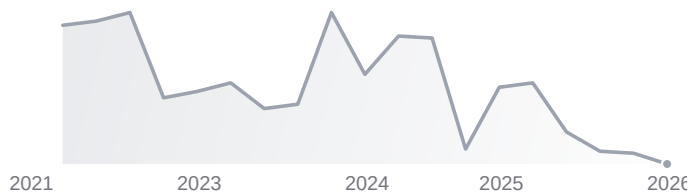
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$50K · Average \$50K

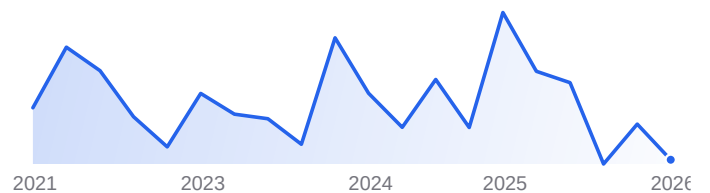
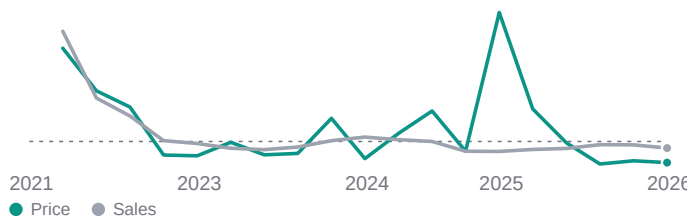


Growth (year over year)

Price -70.5% · Sales -22.2%

Price per square foot

\$38/ft²

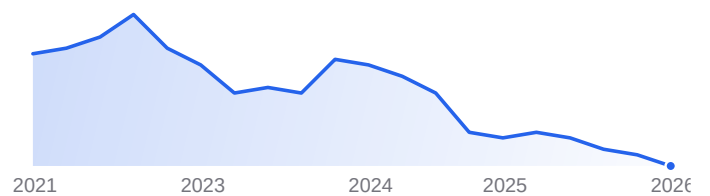
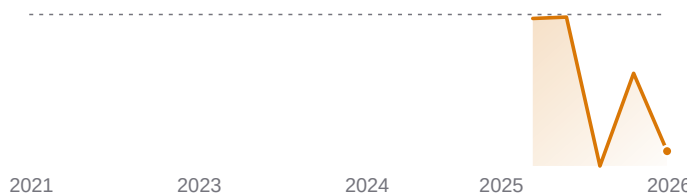


Sale premium vs estimated value

-64.4%

Annual turnover (share of homes sold)

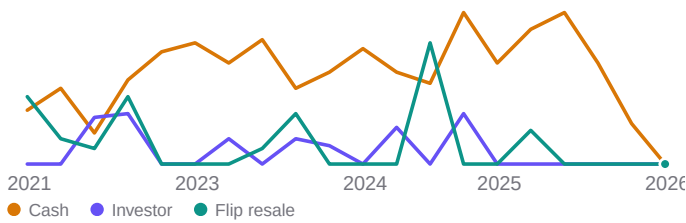
2.6%



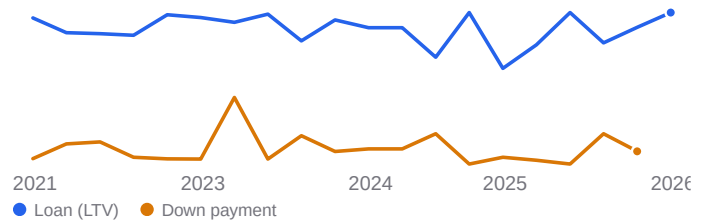
BUYERS & OUTCOMES

Buyer mix

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

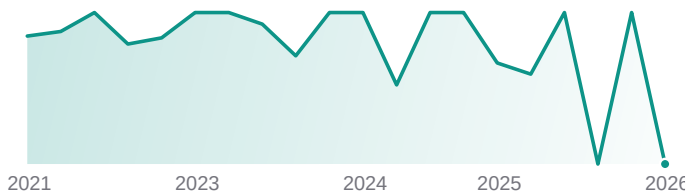


Financing (share of purchase price) Loan (LTV) 100% · Down payment 8.4%



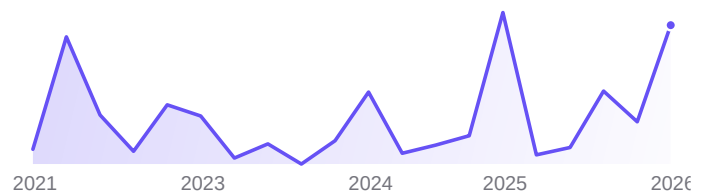
Sellers who sold at a gain

0%



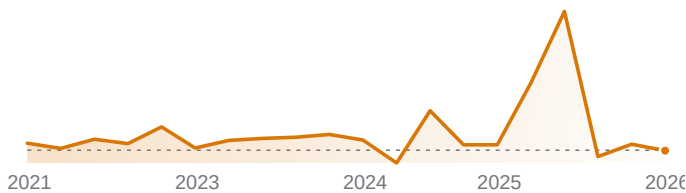
Typical hold before selling

24.1 yrs



Median annualized return at resale

-0.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	820
Median value (AVM)	\$177K
Median size	1,320 ft²
Median year built	1990
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.0%
Owner occupied	68%
Company owned	3.3%
Median loan-to-value	7%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	1,811
Density	51 / mi²
Median household income	\$46K
Average household income	\$56K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	88
Homes occupied	92%
Bachelor's or higher	3%
Poverty rate	21.2%
Unemployment	1.3%
Average temp	56°F
Annual precip	64 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.