

Mc Donald 37353

ZIP code · TN · Tennessee > Bradley County

STRONG BUYER'S MARKET

\$260K

MEDIAN SALE PRICE

-33.3%

1-YR CHANGE

63

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



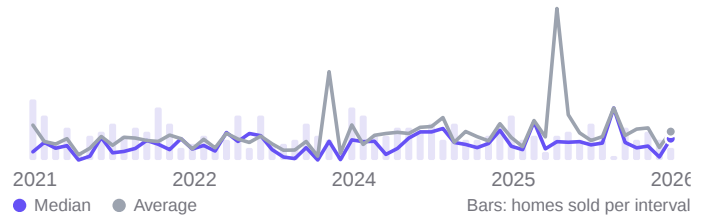
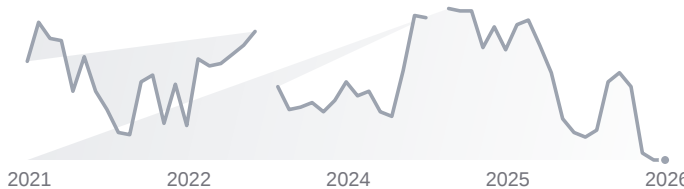
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$400K · Average \$515K

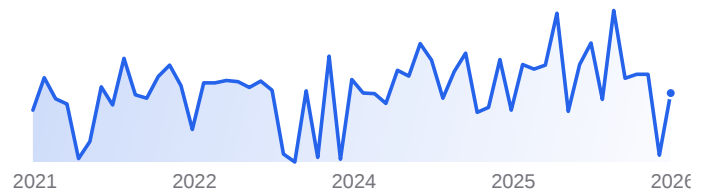
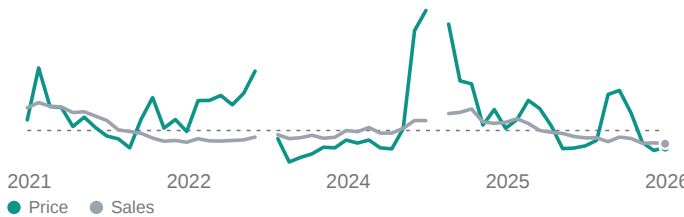


Growth (year over year)

Price -33.3% · Sales -25.9%

Price per square foot

\$167/ft²



Sale premium vs estimated value

-5.9%

Annual turnover (share of homes sold)

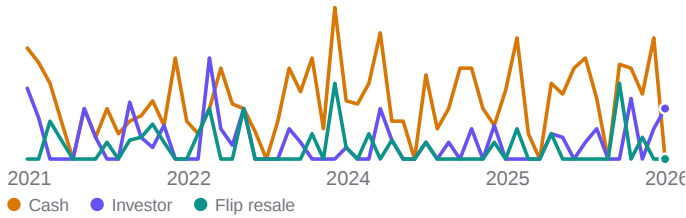
2.9%



BUYERS & OUTCOMES

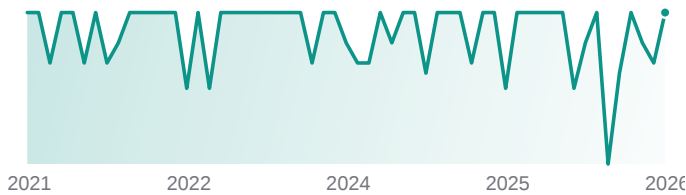
Buyer mix

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



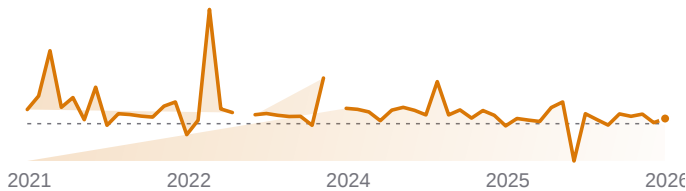
Sellers who sold at a gain

100%

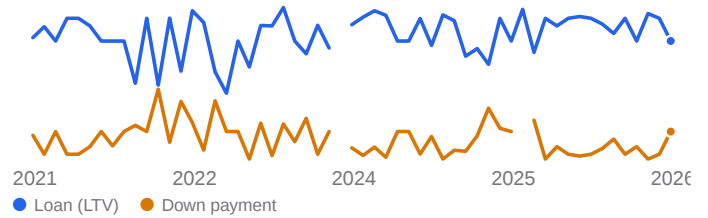


Median annualized return at resale

+4.3%

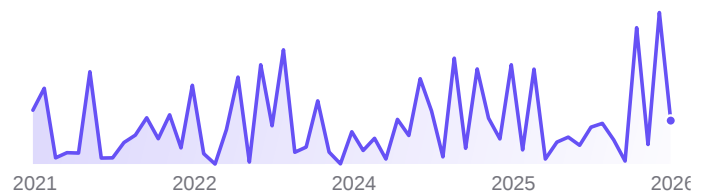


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



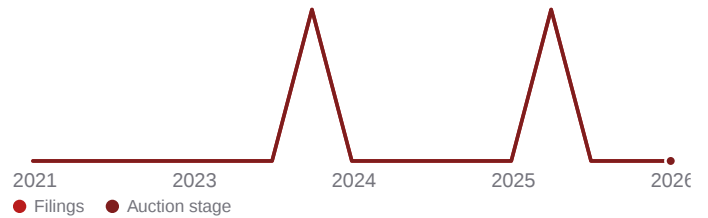
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,183
Median value (AVM)	\$379K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1992
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	8.3%
Median loan-to-value	34%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	5,999
Density	161 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	149
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	15.8%
Unemployment	0.9%
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.