

Manchester 37355

ZIP code · TN · Tennessee > Coffee County > Manchester

BALANCED MARKET

\$280K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

491

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



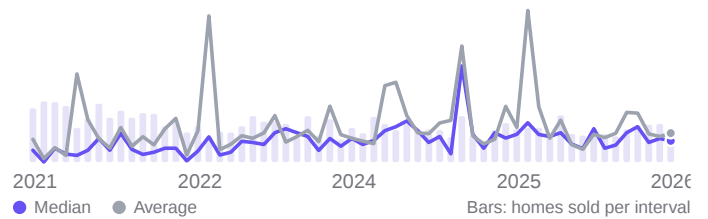
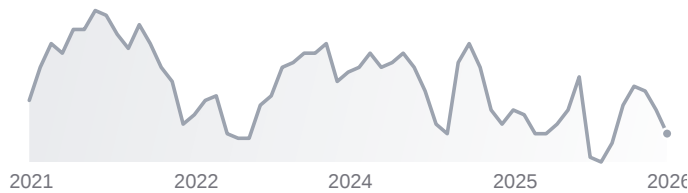
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$279K · Average \$299K

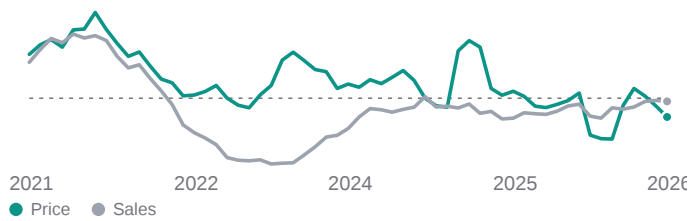


Growth (year over year)

Price -8.4% · Sales -1.4%

Price per square foot

\$166/ft²

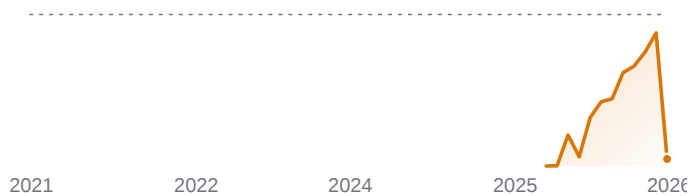


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

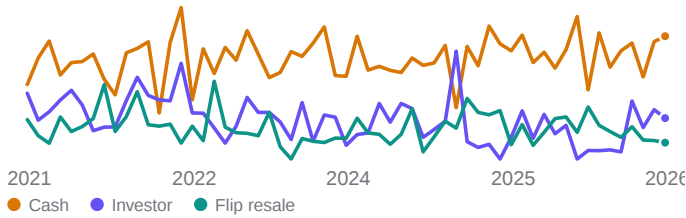
4.6%



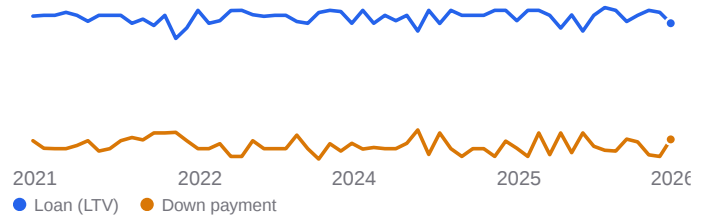
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 14% · Flip resale 5.4%

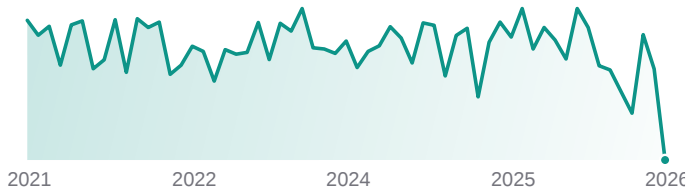


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



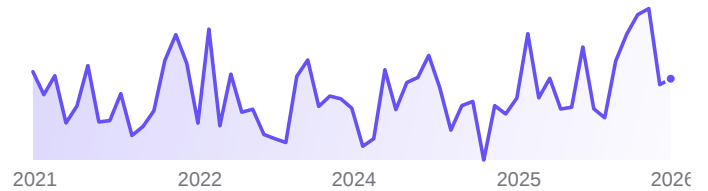
Sellers who sold at a gain

68%



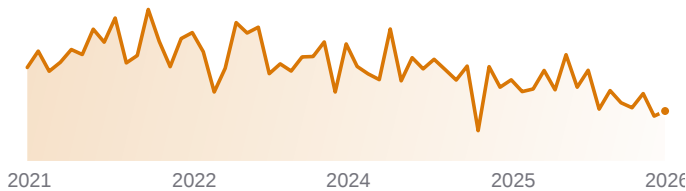
Typical hold before selling

5.3 yrs



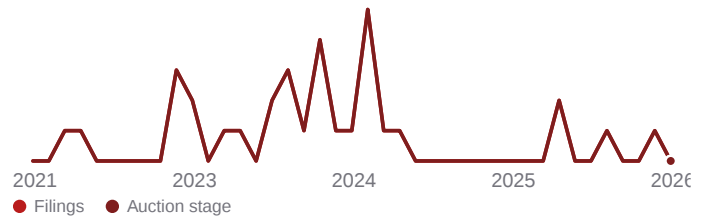
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,691
Median value (AVM)	\$297K
Median size	1,619 ft²
Median bedrooms	2
Median year built	1990
Single family	80%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.3%
Owner occupied	72%
Company owned	6.2%
Median loan-to-value	38%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	29,213
Density	149 / mi ²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	141
Earthquake index (US avg 100)	59
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	16.0%
Unemployment	0.9%
Average temp	58°F
Annual precip	59 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.