

Monteagle 37356

ZIP code · TN · Tennessee > Marion County > Monteagle

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

+46.1%

1-YR CHANGE

42

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

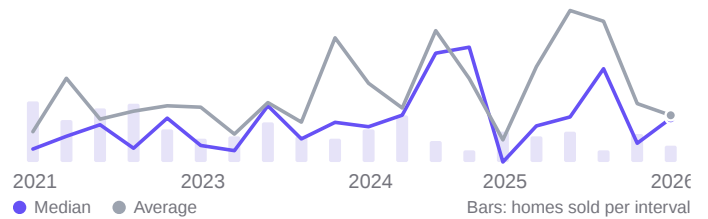
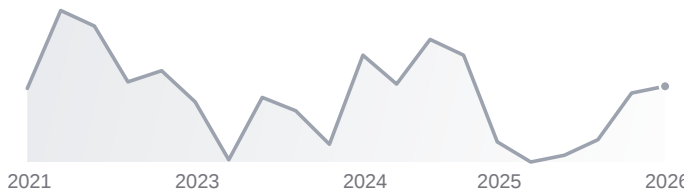
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$315K · Average \$324K

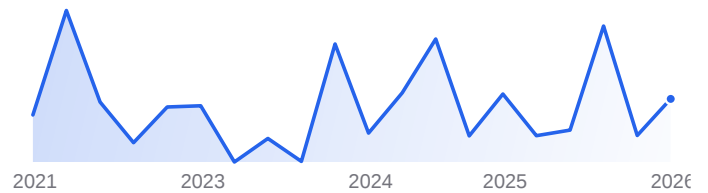
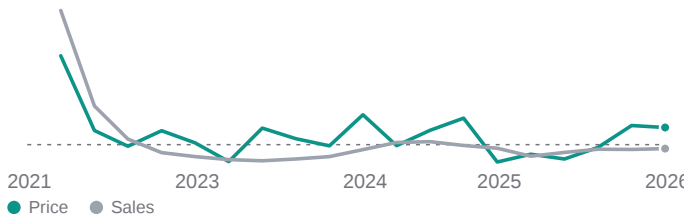


Growth (year over year)

Price +46.1% · Sales -10.6%

Price per square foot

\$252/ft²

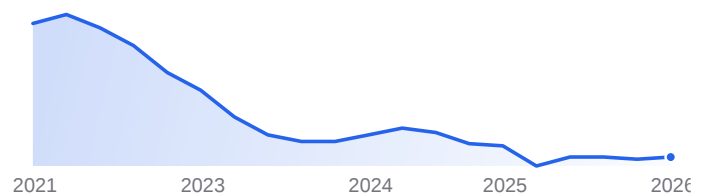
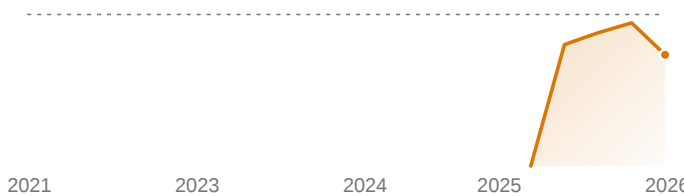


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

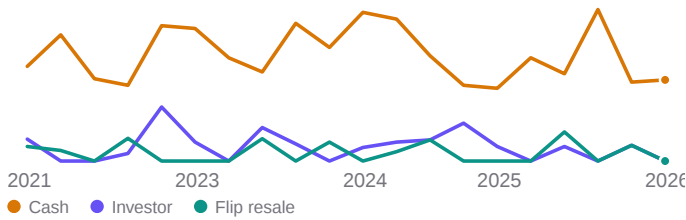
2.7%



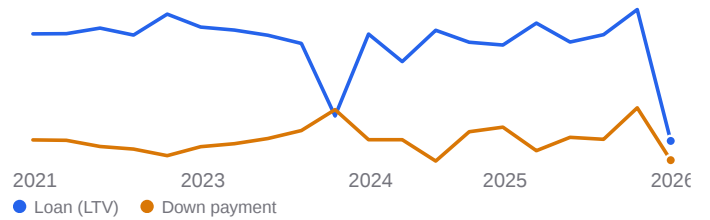
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

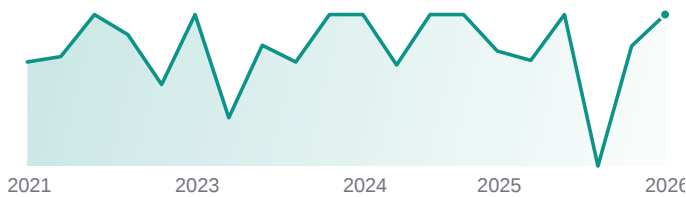


Financing (share of purchase price) Loan (LTV) 19% · Down payment 8.0%



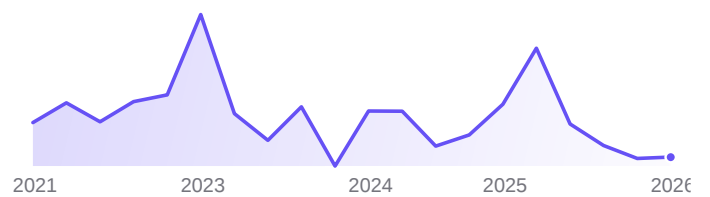
Sellers who sold at a gain

100%



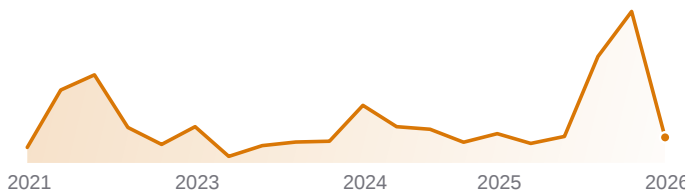
Typical hold before selling

3.1 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,533
Median value (AVM)	\$365K
Median size	1,620 ft²
Median year built	1995
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	1.3%
Owner occupied	48%
Company owned	14%
Median loan-to-value	10%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	1,232
Density	49 / mi²
Median household income	\$52K
Average household income	\$77K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	86
Homes occupied	79%
Bachelor's or higher	7%
Poverty rate	20.0%
Unemployment	1.2%
Average temp	58°F
Annual precip	62 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.