

Old Fort 37362

ZIP code · TN · Tennessee > Polk County

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

+86.9%

1-YR CHANGE

29

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



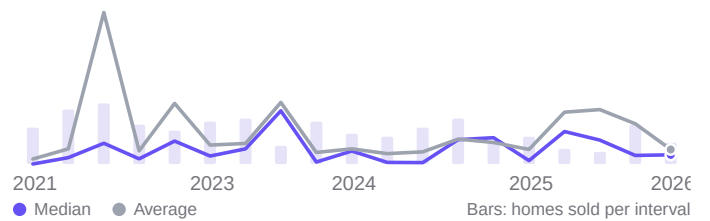
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$146K · Average \$177K

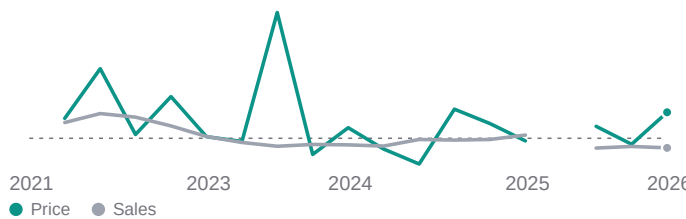


Growth (year over year)

Price +86.9% · Sales -32.6%

Price per square foot

\$212/ft²

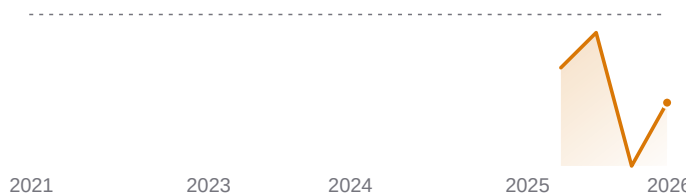


Sale premium vs estimated value

-17.4%

Annual turnover (share of homes sold)

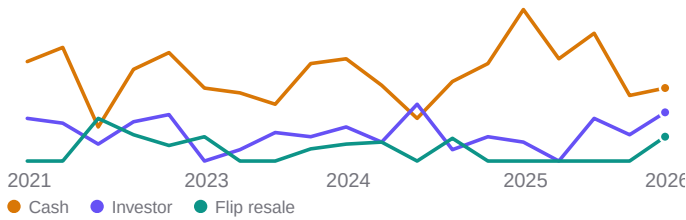
1.9%



BUYERS & OUTCOMES

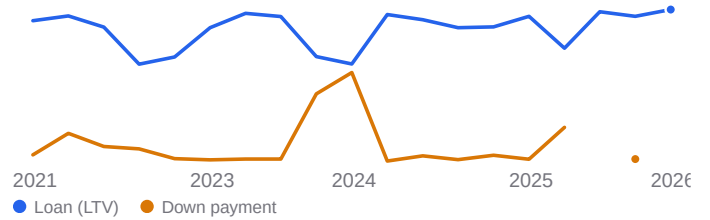
Buyer mix

Cash 43% · Investor 29% · Flip resale 14%



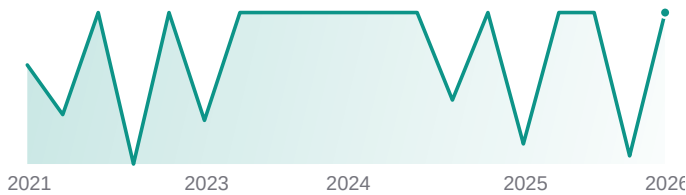
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 3.1%



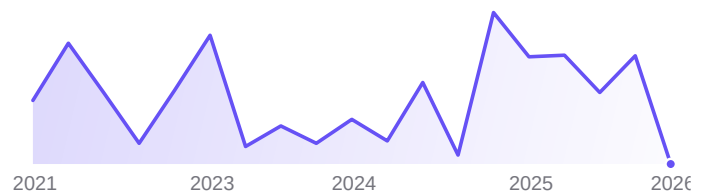
Sellers who sold at a gain

100%



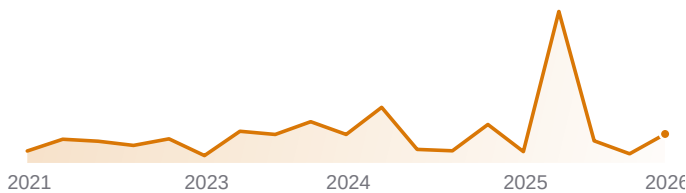
Typical hold before selling

2.3 yrs



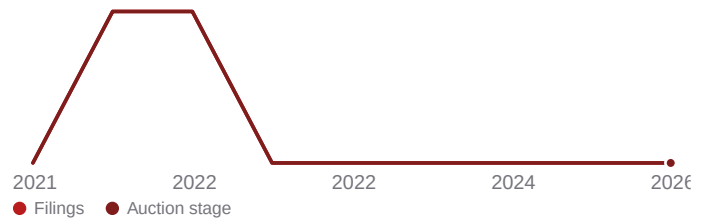
Median annualized return at resale

+10.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,530
Median value (AVM)	\$230K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1992
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	4.6%
Median loan-to-value	22%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	5,126
Density	85 / mi²
Median household income	\$50K
Average household income	\$64K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	150
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	11.3%
Unemployment	1.2%
Average temp	58°F
Annual precip	55 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.