

Riceville 37370

ZIP code · TN · Tennessee > McMinn County > Riceville

BALANCED MARKET

\$270K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

72

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

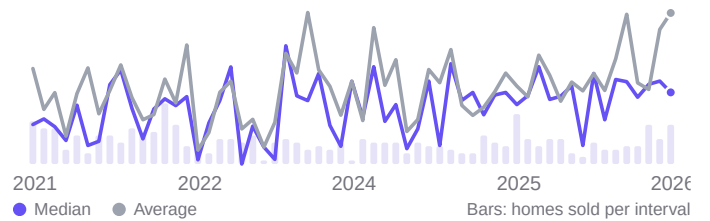
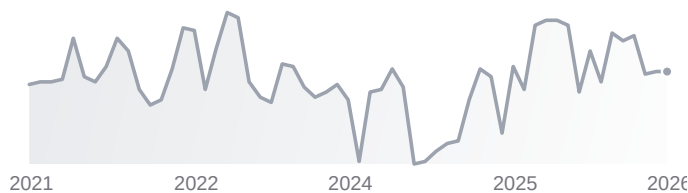
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$250K · Average \$497K

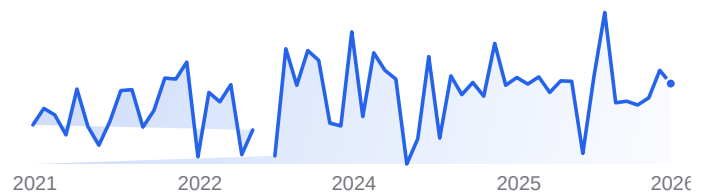
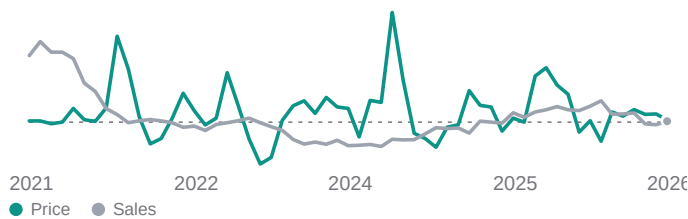


Growth (year over year)

Price +3.6% · Sales +1.4%

Price per square foot

\$167/ft²

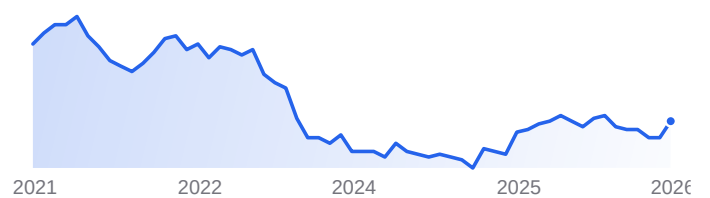


Sale premium vs estimated value

+2.5%

Annual turnover (share of homes sold)

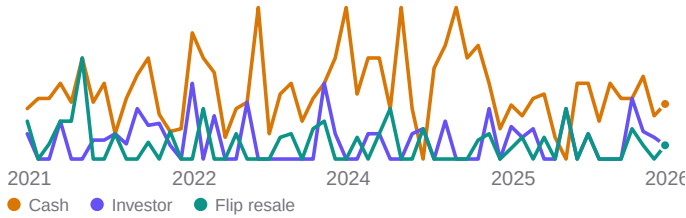
3.5%



BUYERS & OUTCOMES

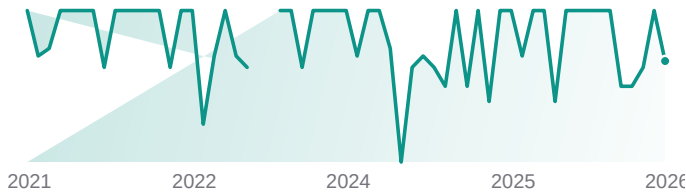
Buyer mix

Cash 36% · Investor 9.1% · Flip resale 9.1%



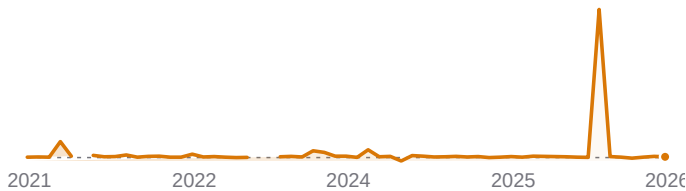
Sellers who sold at a gain

78%

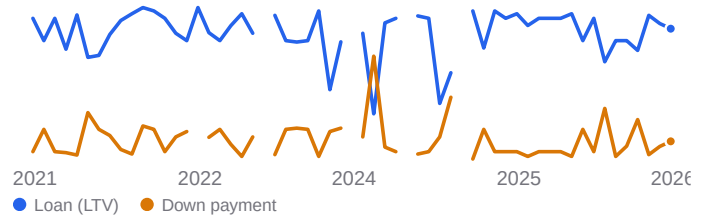


Median annualized return at resale

+5.6%

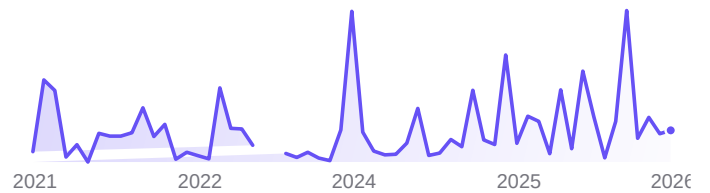


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



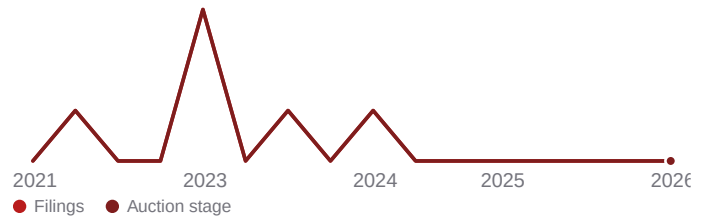
Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,085
Median value (AVM)	\$274K
Median size	1,520 ft²
Median bedrooms	3
Median year built	1991
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	76%
Company owned	3.4%
Median loan-to-value	24%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	4,768
Density	78 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	148
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	8.4%
Unemployment	1.2%
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.