

Sewanee 37375

ZIP code · TN · Tennessee > Franklin County > Sewanee

STRONG BUYER'S MARKET

\$313K

MEDIAN SALE PRICE

21

SALES (12 MO)

\$474K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 5 / 100



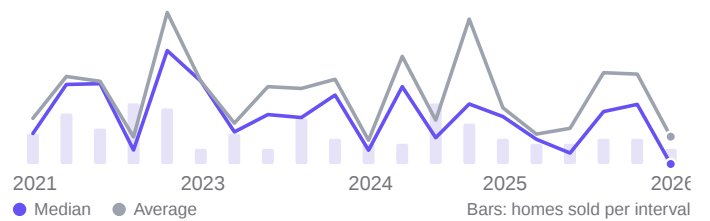
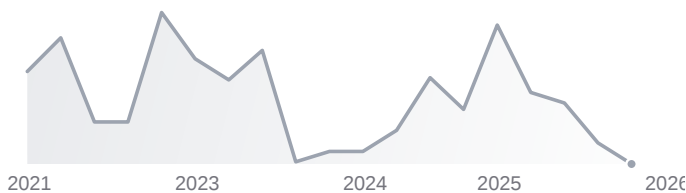
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

5 / 100

Sale prices

Median \$120K · Average \$219K

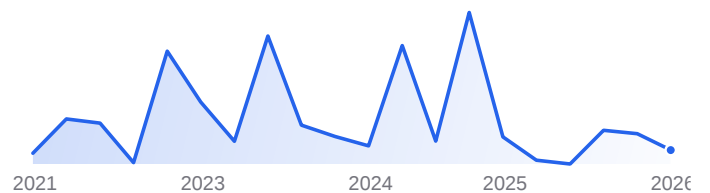
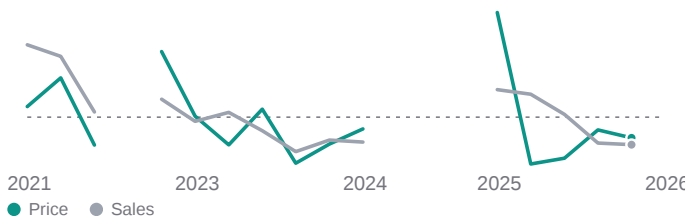


Growth (year over year)

Price -28.5% · Sales -37.9%

Price per square foot

\$153/ft²



Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

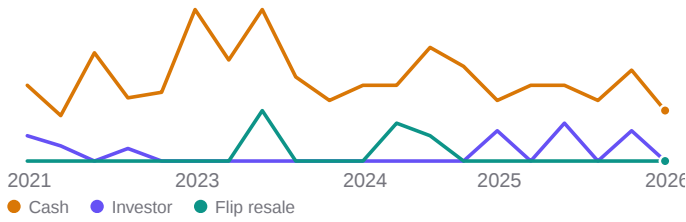
1.6%



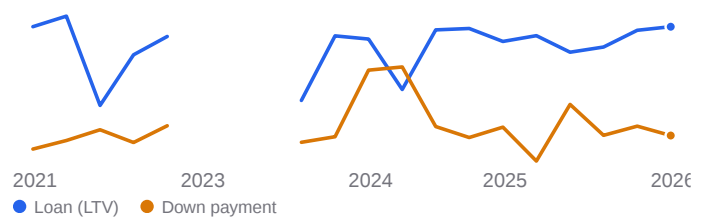
BUYERS & OUTCOMES

Buyer mix

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

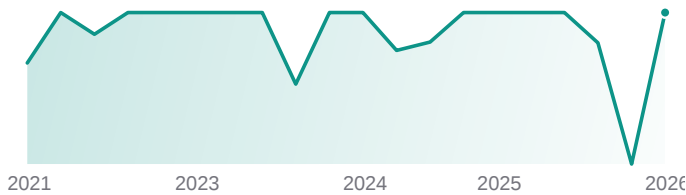


Financing (share of purchase price) Loan (LTV) 80% · Down payment 17%



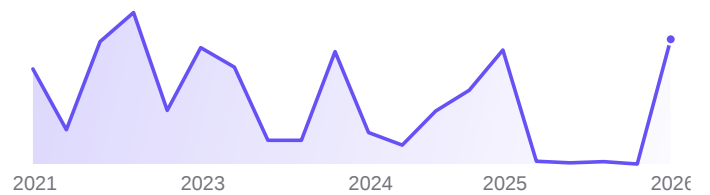
Sellers who sold at a gain

100%



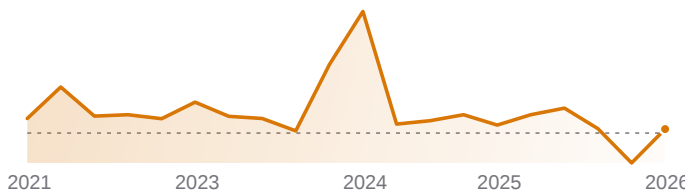
Typical hold before selling

19.9 yrs



Median annualized return at resale

+2.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,274
Median value (AVM)	\$474K
Median size	1,748 ft²
Median year built	1987
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.0%
Owner occupied	63%
Company owned	9.0%
Median loan-to-value	26%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	3,035
Density	51 / mi²
Median household income	\$75K
Average household income	\$108K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	82
Homes occupied	83%
Bachelor's or higher	28%
Poverty rate	9.2%
Unemployment	1.1%
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.