

Spring City 37381

ZIP code · TN · Tennessee > Rhea County > Spring City

BALANCED MARKET

\$219K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

178

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



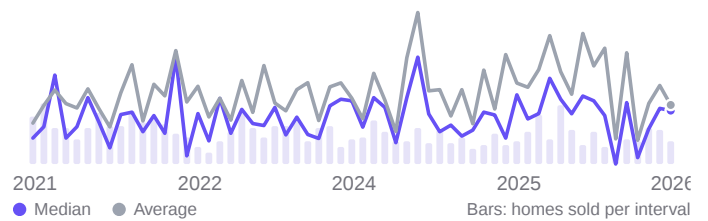
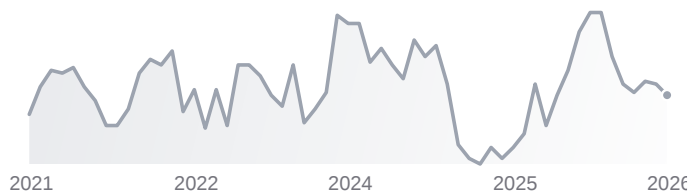
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$235K · Average \$252K

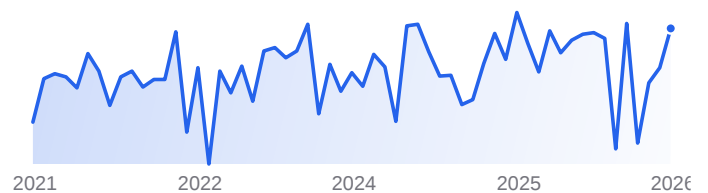
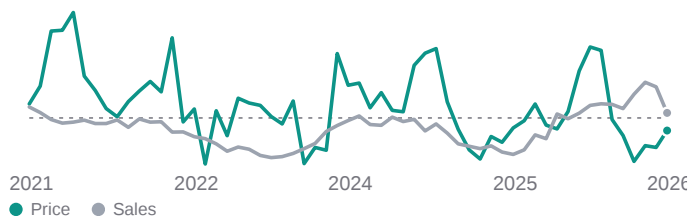


Growth (year over year)

Price -8.8% · Sales +3.5%

Price per square foot

\$201/ft²

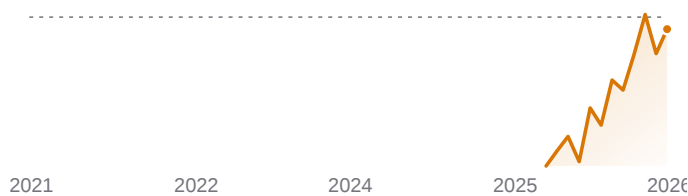


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

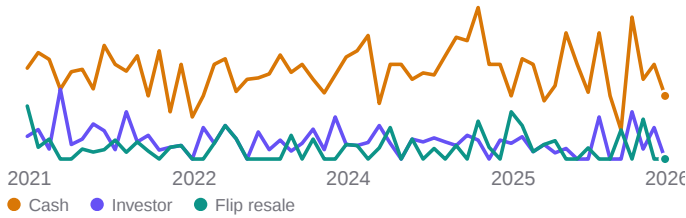
3.4%



BUYERS & OUTCOMES

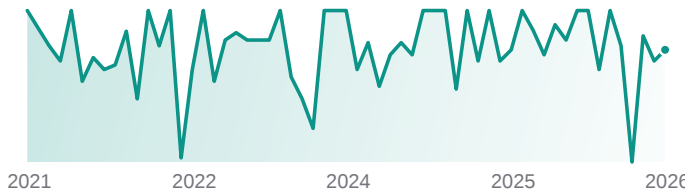
Buyer mix

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



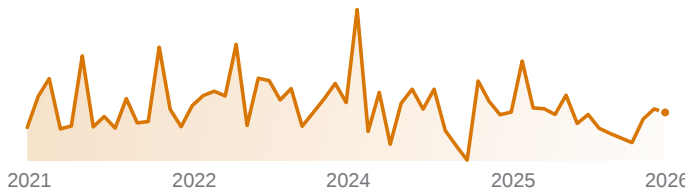
Sellers who sold at a gain

89%



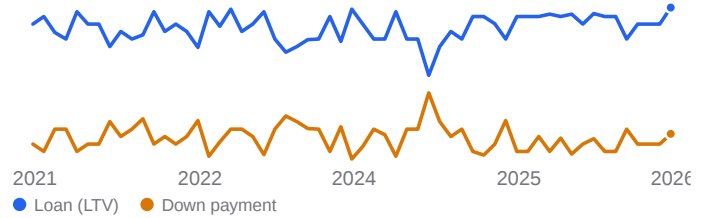
Median annualized return at resale

+8.6%



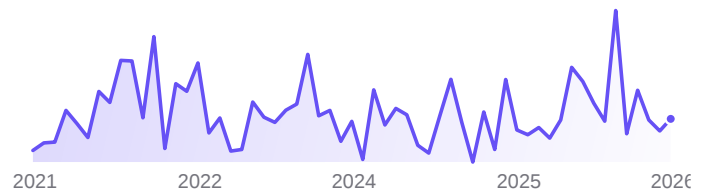
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 17%



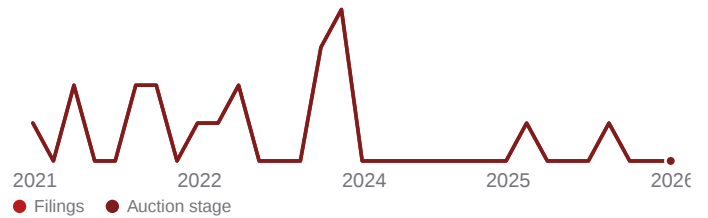
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,228
Median value (AVM)	\$235K
Median size	1,363 ft²
Median bedrooms	2
Median year built	1988
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.8%
Owner occupied	63%
Company owned	10%
Median loan-to-value	12%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	8,780
Density	59 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	119
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	14.1%
Unemployment	1.0%
Average temp	56°F
Annual precip	60 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.