

Bluff City 37618

ZIP code · TN · Tennessee > Sullivan County > Bluff City

BUYER'S MARKET

\$244K

MEDIAN SALE PRICE

-23.6%

1-YR CHANGE

187

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



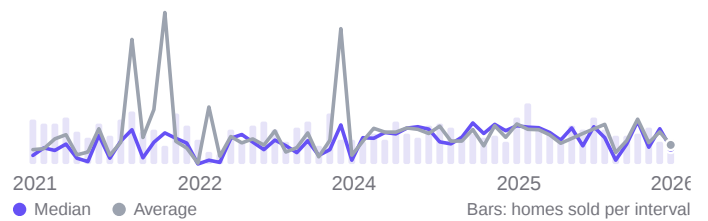
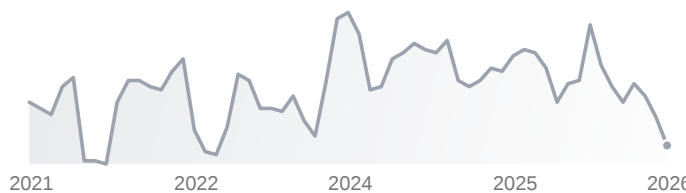
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$210K · Average \$225K

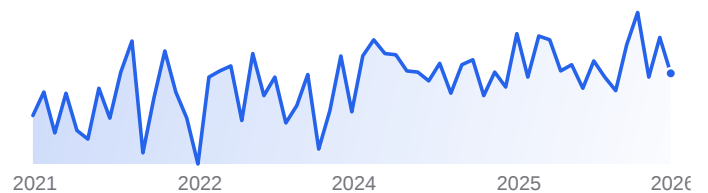
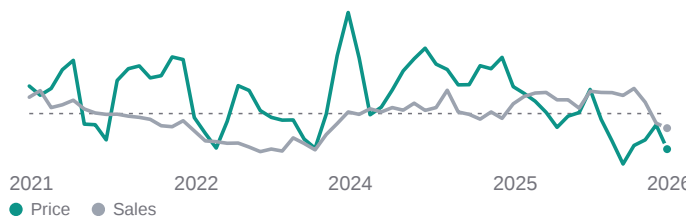


Growth (year over year)

Price -23.6% · Sales -9.7%

Price per square foot

\$165/ft²

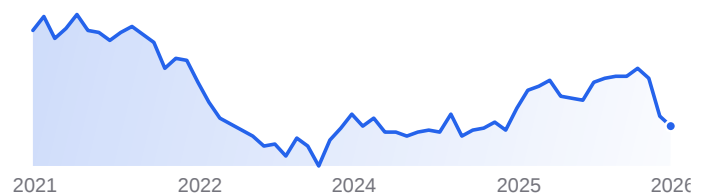
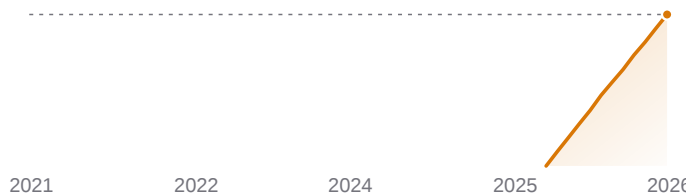


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

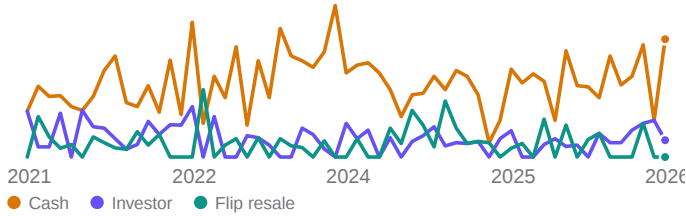
3.1%



BUYERS & OUTCOMES

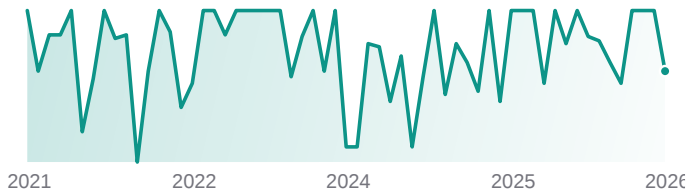
Buyer mix

Cash 58% · Investor 8.3% · Flip resale 0%



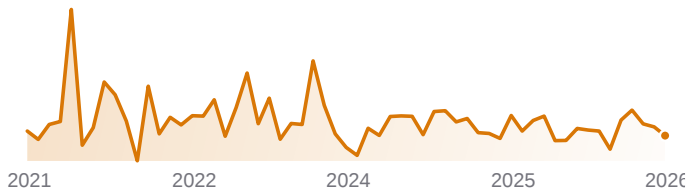
Sellers who sold at a gain

83%

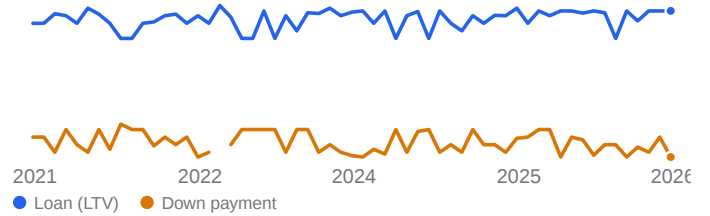


Median annualized return at resale

+4.9%

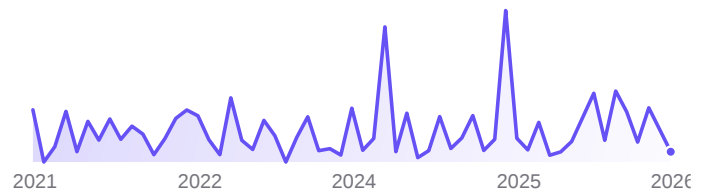


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



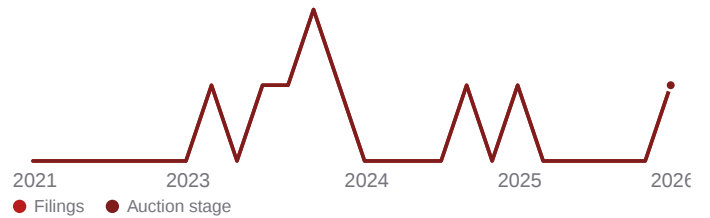
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,948
Median value (AVM)	\$279K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1983
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	7.4%
Median loan-to-value	27%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	12,246
Density	187 / mi²
Median household income	\$61K
Average household income	\$77K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	113
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	11.2%
Unemployment	1.1%
Average temp	55°F
Annual precip	45 in
Sunshine	53%

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.