

Bristol 37620

ZIP code · TN · Tennessee > Sullivan County > Bristol

SELLER'S MARKET

\$229K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

715

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

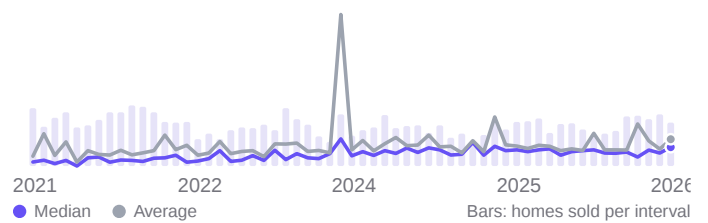
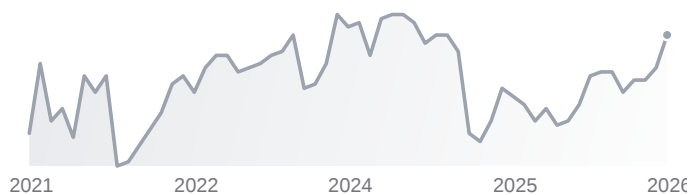
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$245K · Average \$290K

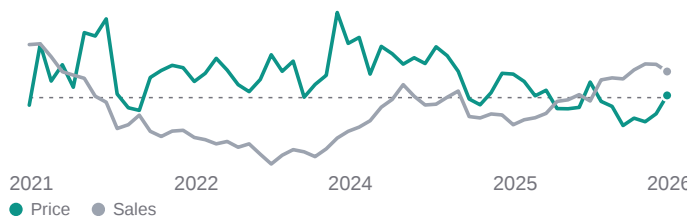


Growth (year over year)

Price +0.9% · Sales +10.5%

Price per square foot

\$181/ft²

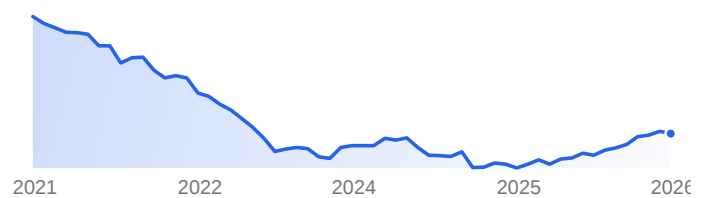
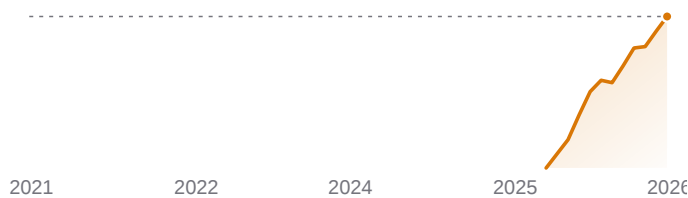


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

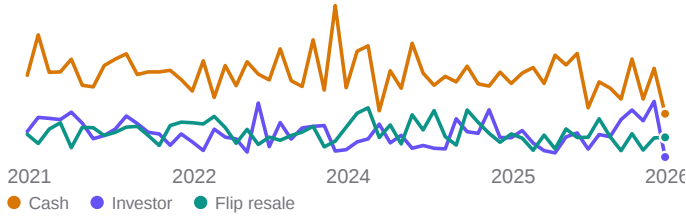
4.3%



BUYERS & OUTCOMES

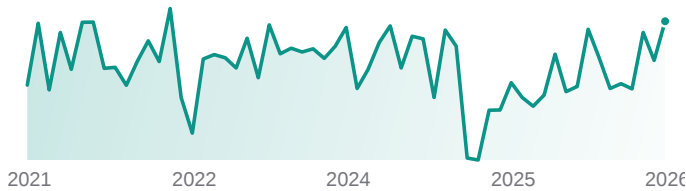
Buyer mix

Cash 19% · Investor 1.6% · Flip resale 9.5%



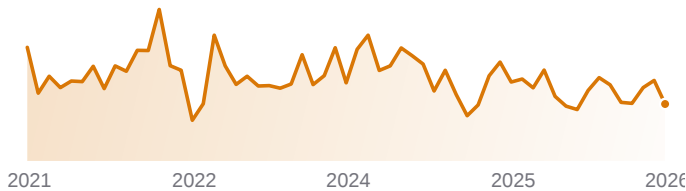
Sellers who sold at a gain

98%

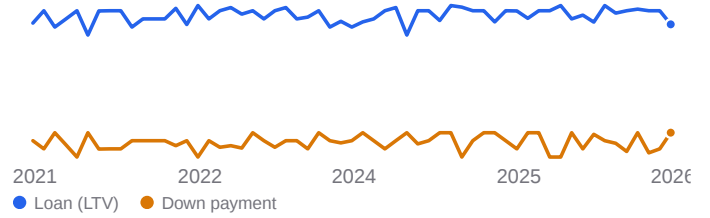


Median annualized return at resale

+5.6%

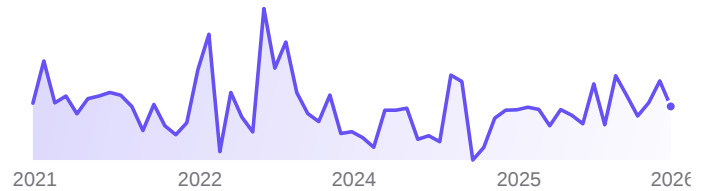


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



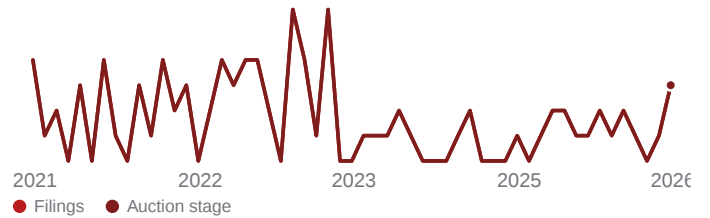
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,778
Median value (AVM)	\$227K
Median size	1,316 ft²
Median bedrooms	4
Median year built	1970
Single family	75%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	73%
Company owned	13%
Median loan-to-value	29%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	39,040
Density	300 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	114
Homes occupied	91%
Bachelor's or higher	20%
Poverty rate	13.0%
Unemployment	1.1%
Average temp	54°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.