

Erwin 37650

ZIP code · TN · Tennessee > Unicoi County > Erwin

SELLER'S MARKET

\$216K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

222

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



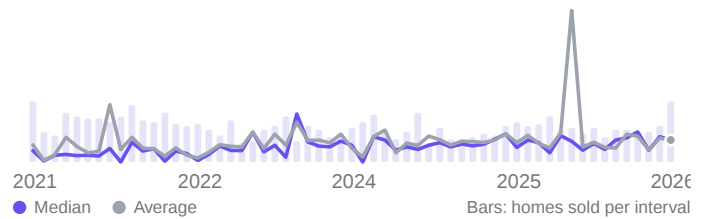
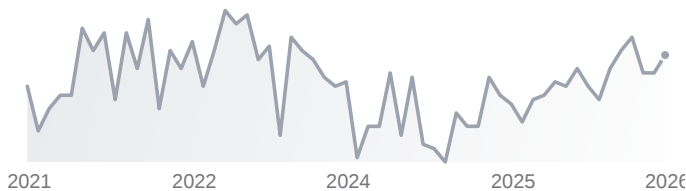
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$229K · Average \$231K

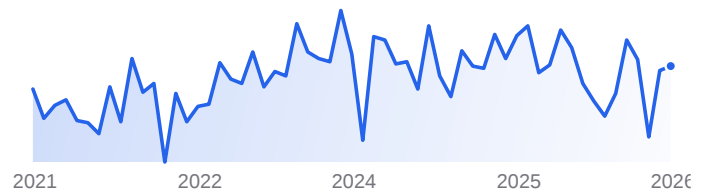
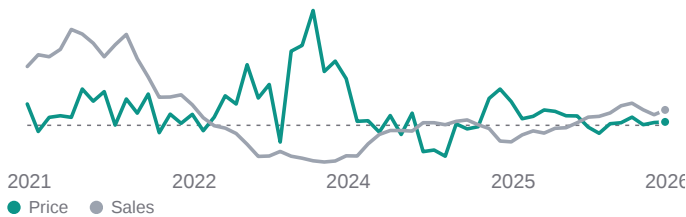


Growth (year over year)

Price +2.7% · Sales +12.1%

Price per square foot

\$152/ft²

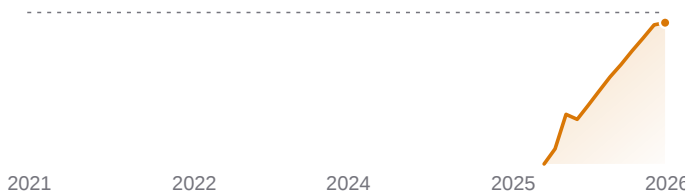


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

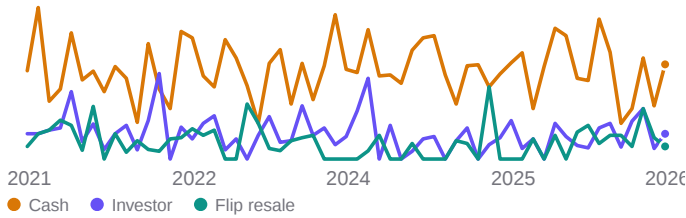
4.0%



BUYERS & OUTCOMES

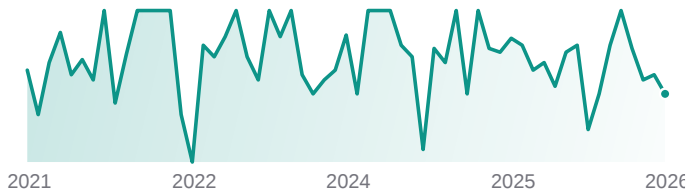
Buyer mix

Cash 47% · Investor 13% · Flip resale 6.3%



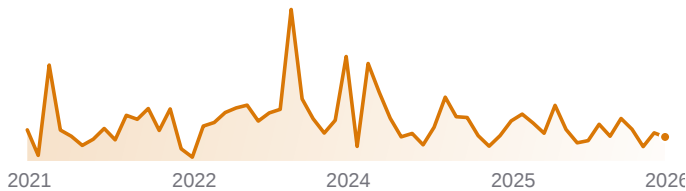
Sellers who sold at a gain

80%

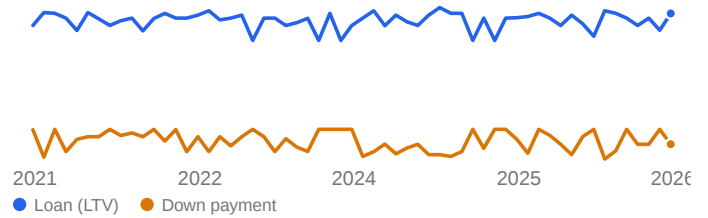


Median annualized return at resale

+4.9%

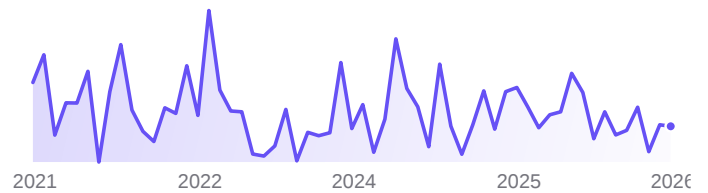


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



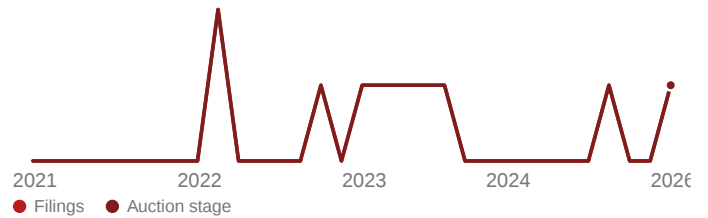
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,524
Median value (AVM)	\$205K
Median size	1,286 ft²
Median bedrooms	2
Median year built	1965
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	6.2%
Median loan-to-value	26%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	12,019
Density	134 / mi²
Median household income	\$53K
Average household income	\$69K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	117
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	16.9%
Unemployment	1.1%
Average temp	52°F
Annual precip	51 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.