

Fall Branch 37656

ZIP code · TN · Tennessee > Washington County > Fall Branch

BUYER'S MARKET

\$192K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

63

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



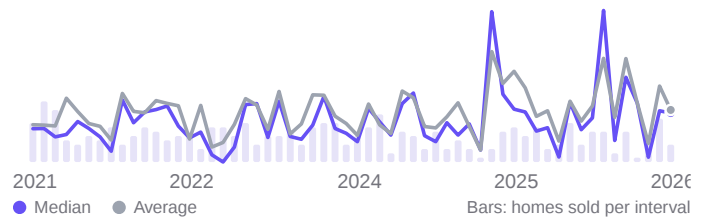
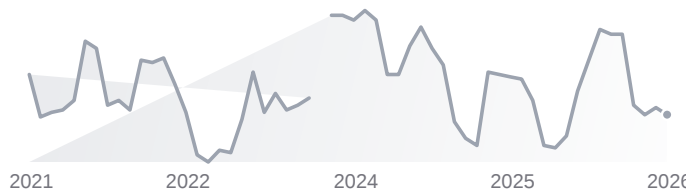
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$250K · Average \$263K

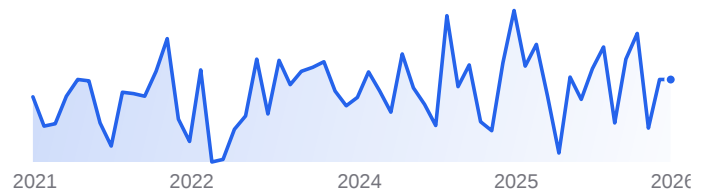
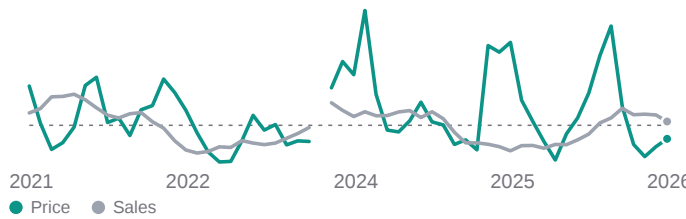


Growth (year over year)

Price -17.4% · Sales +5.0%

Price per square foot

\$169/ft²



Sale premium vs estimated value

-8.7%

Annual turnover (share of homes sold)

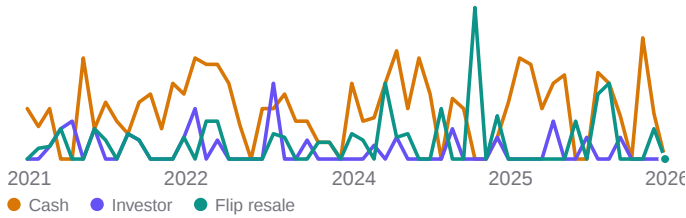
3.5%



BUYERS & OUTCOMES

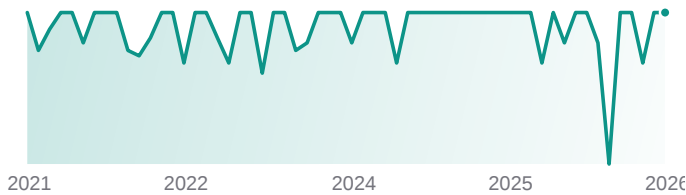
Buyer mix

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



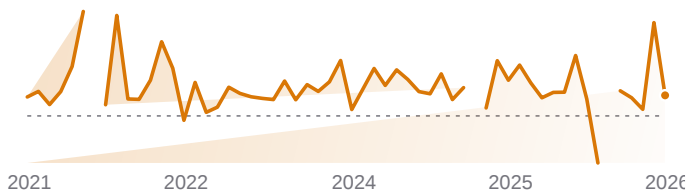
Sellers who sold at a gain

100%

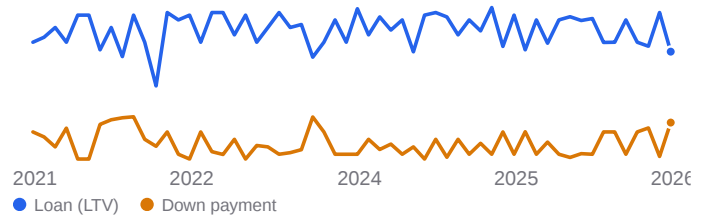


Median annualized return at resale

+5.3%

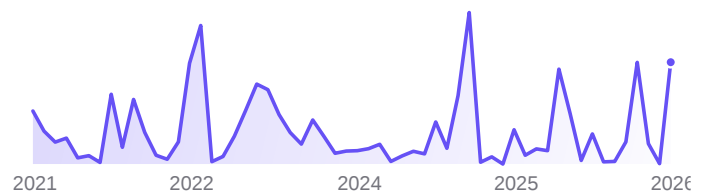


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



Typical hold before selling

21.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,806
Median value (AVM)	\$275K
Median size	1,430 ft²
Median year built	1983
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	6.9%
Median loan-to-value	31%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	4,506
Density	144 / mi²
Median household income	\$59K
Average household income	\$90K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	118
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	8.9%
Unemployment	1.1%
Average temp	56°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.