

Kingsport 37663

ZIP code · TN · Tennessee > Sullivan County > Kingsport

BALANCED MARKET

\$325K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

271

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

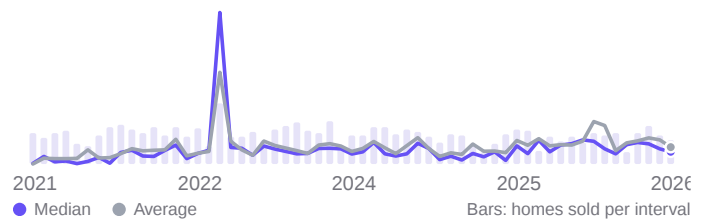
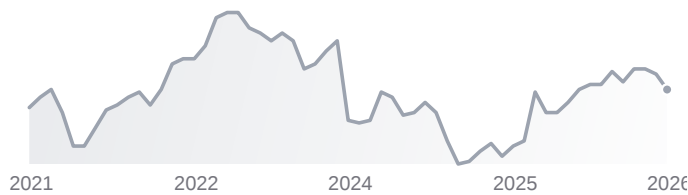
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$300K · Average \$332K

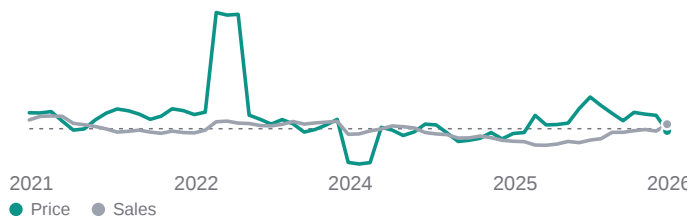


Growth (year over year)

Price -3.3% · Sales +6.7%

Price per square foot

\$174/ft²

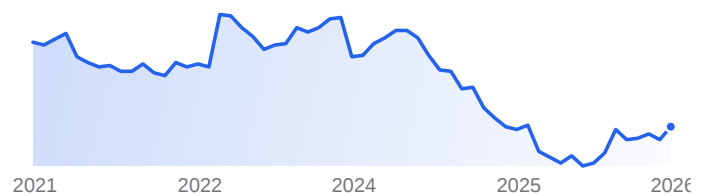
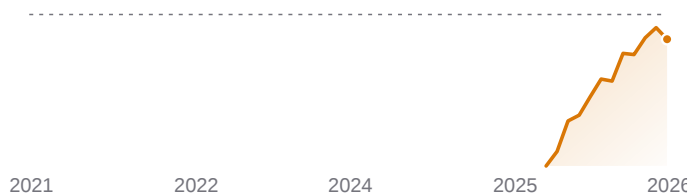


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

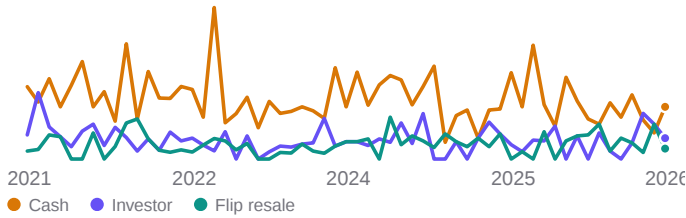
4.2%



BUYERS & OUTCOMES

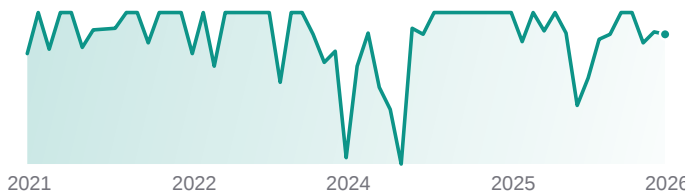
Buyer mix

Cash 25% · Investor 10% · Flip resale 5.0%



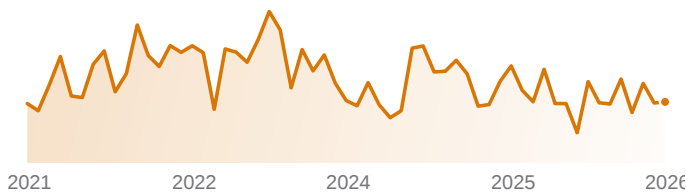
Sellers who sold at a gain

94%

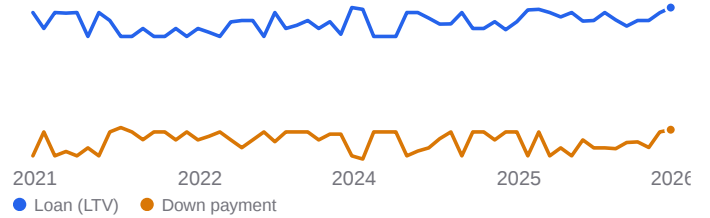


Median annualized return at resale

+5.1%

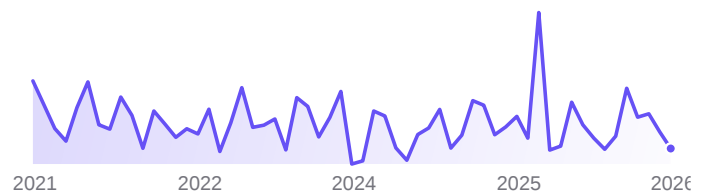


Financing (share of purchase price) Loan (LTV) 98% · Down payment 21%



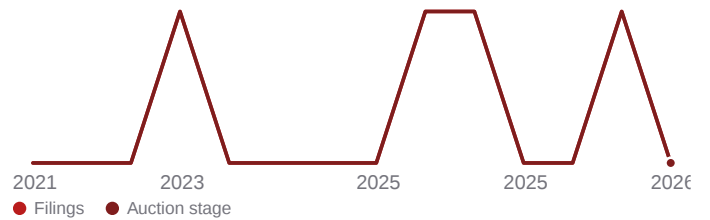
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,408
Median value (AVM)	\$318K
Median size	1,613 ft²
Median year built	1976
Single family	88%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.1%
Owner occupied	85%
Company owned	9.3%
Median loan-to-value	35%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	14,574
Density	521 / mi²
Median household income	\$74K
Average household income	\$92K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	112
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	6.8%
Unemployment	1.1%
Average temp	56°F
Annual precip	43 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.