

Kingsport 37664

ZIP code · TN · Tennessee > Sullivan County > Kingsport

STRONG SELLER'S MARKET

\$390K

MEDIAN SALE PRICE

+67.7%

1-YR CHANGE

581

SALES (12 MO)

\$287K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 84 / 100

Buyer's market

Balanced

Seller's market

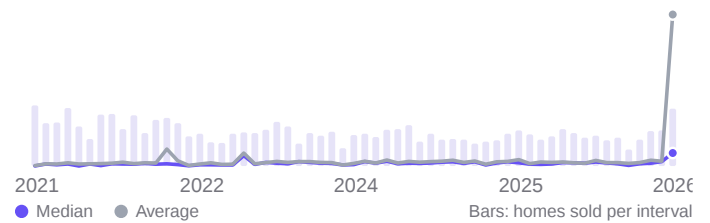
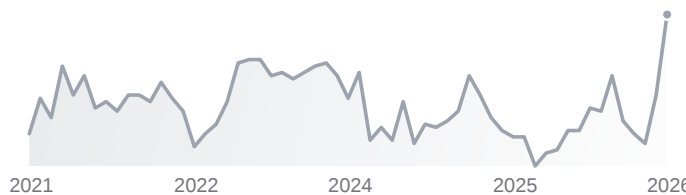
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

84 / 100

Sale prices

Median \$610K · Average \$5.5M

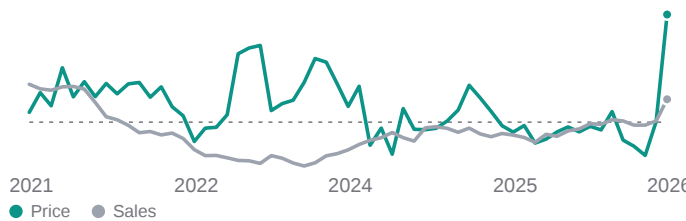


Growth (year over year)

Price +67.7% · Sales +14.4%

Price per square foot

\$262/ft²

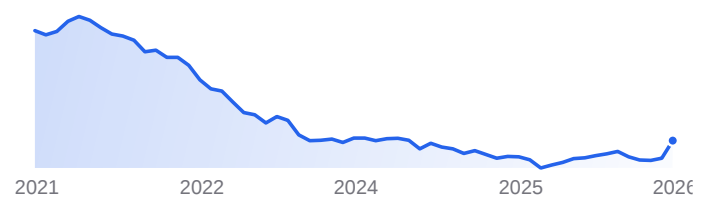


Sale premium vs estimated value

+30.1%

Annual turnover (share of homes sold)

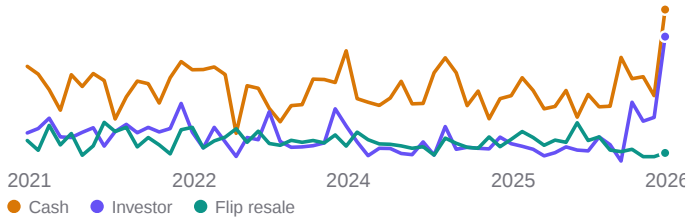
4.9%



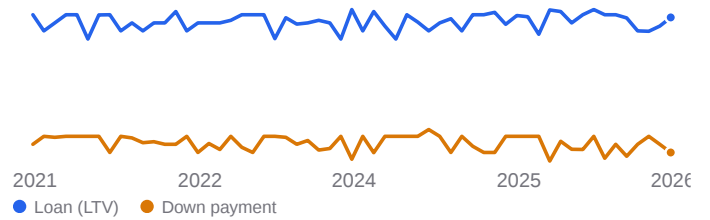
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 53% · Flip resale 3.4%

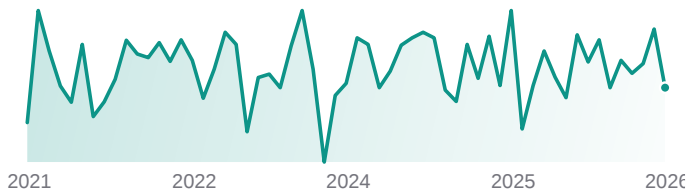


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



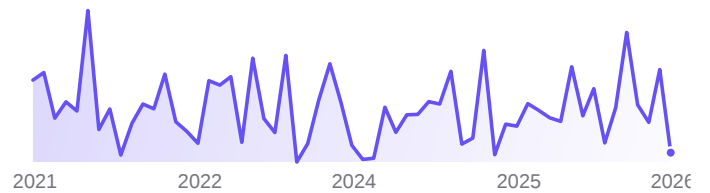
Sellers who sold at a gain

91%



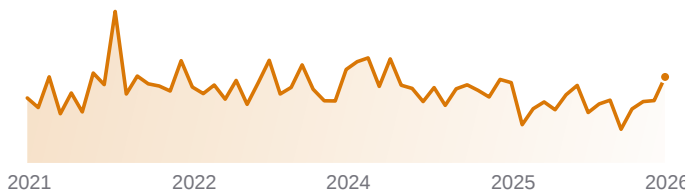
Typical hold before selling

3.3 yrs



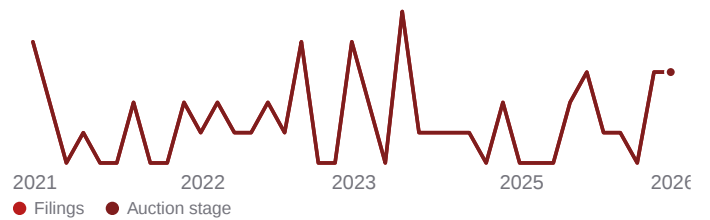
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,922
Median value (AVM)	\$287K
Median size	1,468 ft²
Median year built	1970
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	11%
Median loan-to-value	34%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	26,296
Density	815 / mi²
Median household income	\$60K
Average household income	\$83K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	113
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	13.3%
Unemployment	1.0%
Average temp	56°F
Annual precip	44 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.