

Kingsport 37665

ZIP code · TN · Tennessee > Sullivan County > Kingsport

BUYER'S MARKET

\$135K

MEDIAN SALE PRICE

-19.5%

1-YR CHANGE

106

SALES (12 MO)

\$164K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



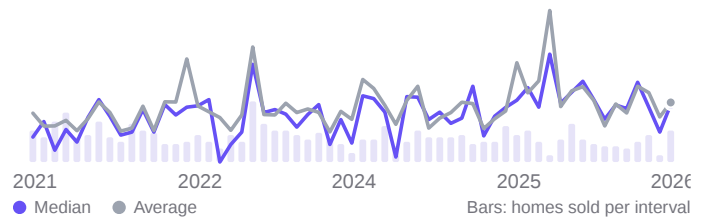
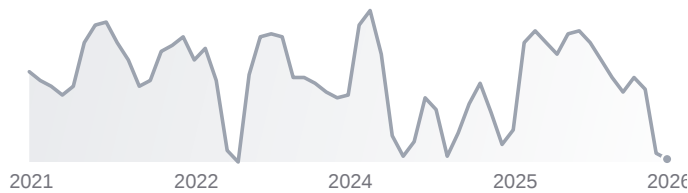
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$155K · Average \$159K

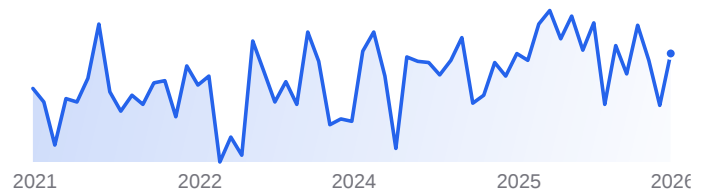
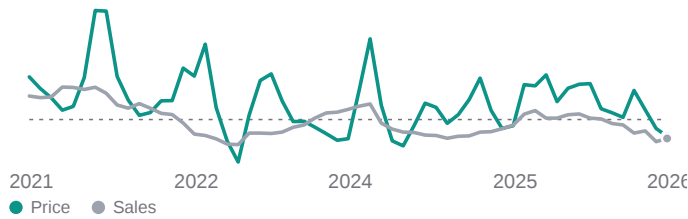


Growth (year over year)

Price -19.5% · Sales -22.1%

Price per square foot

\$147/ft²

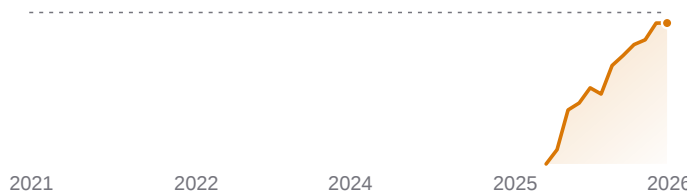


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

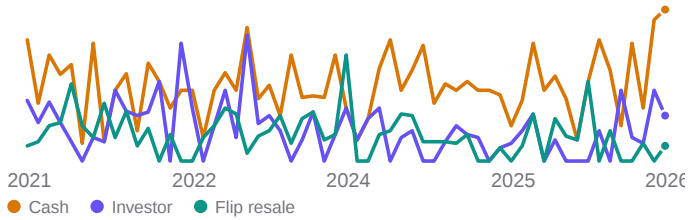
4.6%



BUYERS & OUTCOMES

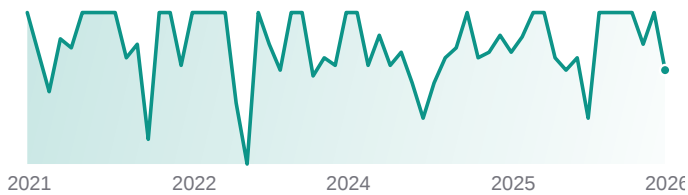
Buyer mix

Cash 71% · Investor 21% · Flip resale 7.1%



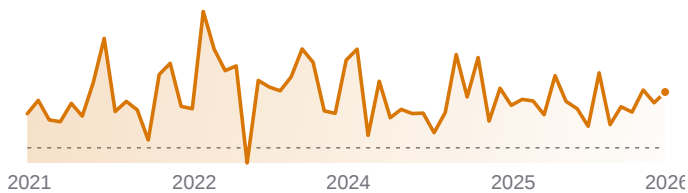
Sellers who sold at a gain

82%

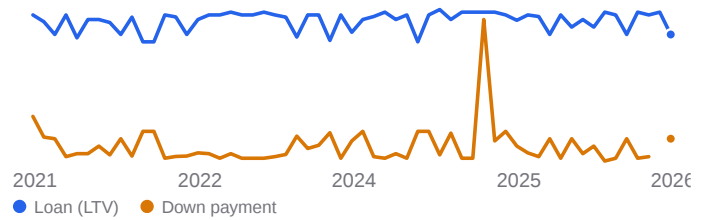


Median annualized return at resale

+9.0%

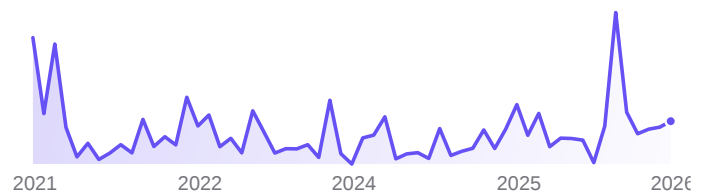


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



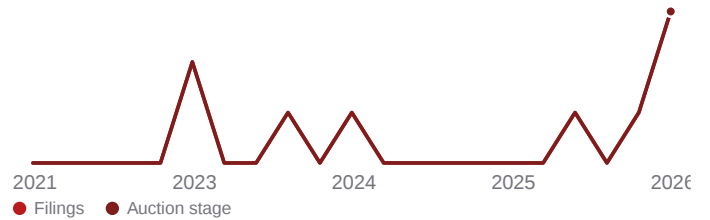
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	2,325
Median value (AVM)	\$164K
Median size	1,106 ft²
Median bedrooms	2
Median year built	1953
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	7.9%
Median loan-to-value	25%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	4,550
Density	1,513 / mi²
Median household income	\$43K
Average household income	\$69K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	114
Homes occupied	88%
Bachelor's or higher	13%
Poverty rate	18.5%
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.