

Piney Flats 37686

ZIP code · TN · Tennessee > Sullivan County

SELLER'S MARKET

\$449K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

148

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



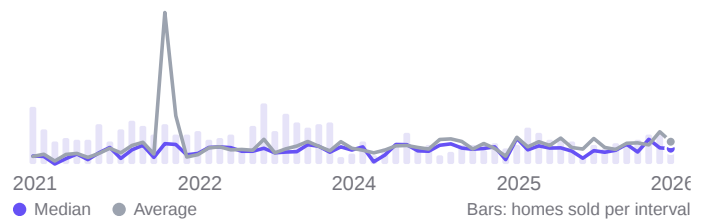
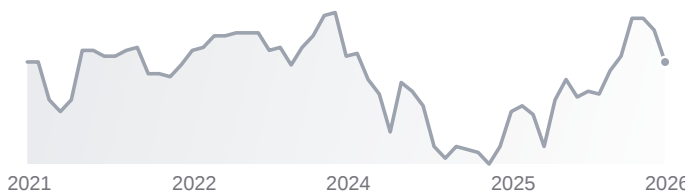
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$396K · Average \$505K

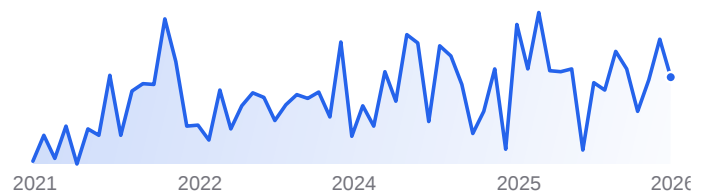
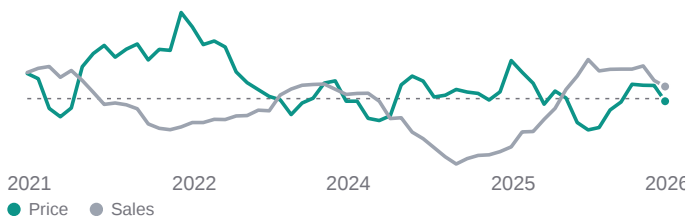


Growth (year over year)

Price -2.2% · Sales +10.4%

Price per square foot

\$213/ft²

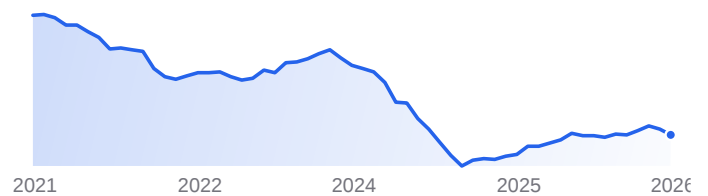
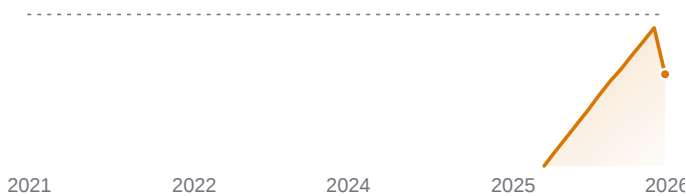


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

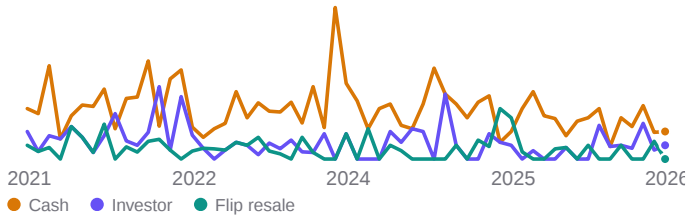
3.6%



BUYERS & OUTCOMES

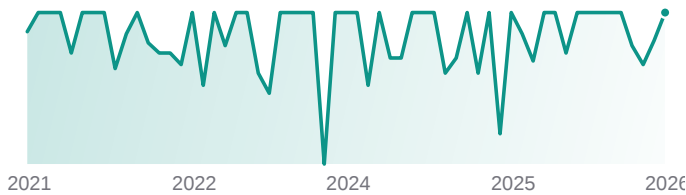
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



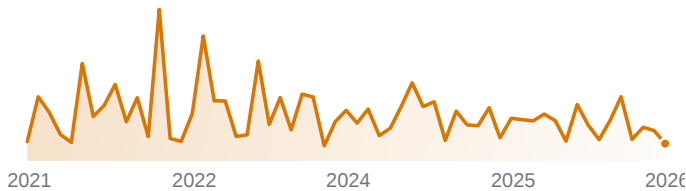
Sellers who sold at a gain

100%

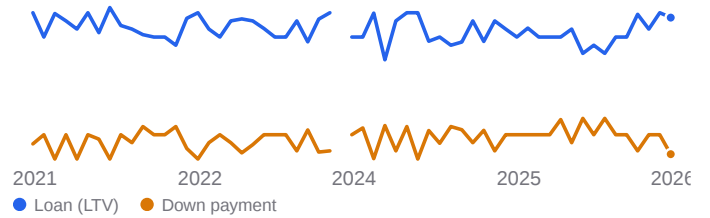


Median annualized return at resale

+3.4%

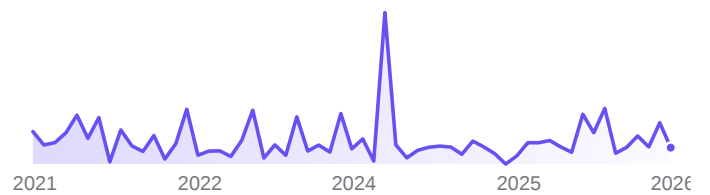


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,125
Median value (AVM)	\$394K
Median size	1,623 ft²
Median bedrooms	3
Median year built	1994
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.0%
Owner occupied	77%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	8,578
Density	262 / mi²
Median household income	\$83K
Average household income	\$103K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	116
Homes occupied	92%
Bachelor's or higher	22%
Poverty rate	7.1%
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.