

Shady Valley 37688

ZIP code · TN · Tennessee > Johnson County

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

+74.6%

1-YR CHANGE

3

SALES (12 MO)

\$184K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



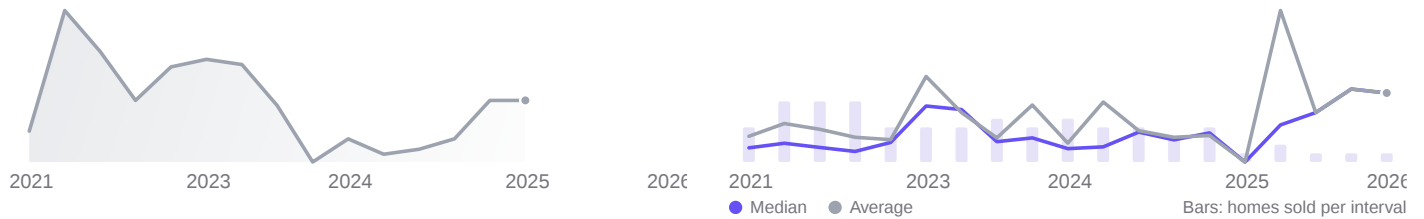
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$330K · Average \$330K

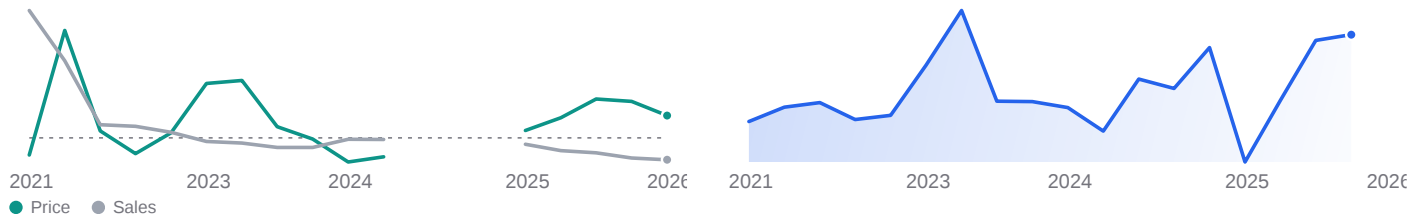


Growth (year over year)

Price +74.6% · Sales -72.7%

Price per square foot

\$190/ft²

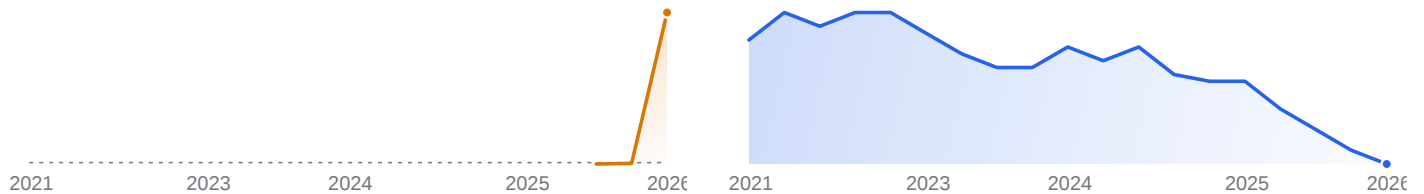


Sale premium vs estimated value

+485.1%

Annual turnover (share of homes sold)

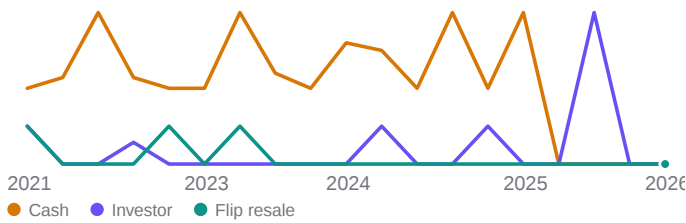
0.5%



BUYERS & OUTCOMES

Buyer mix

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

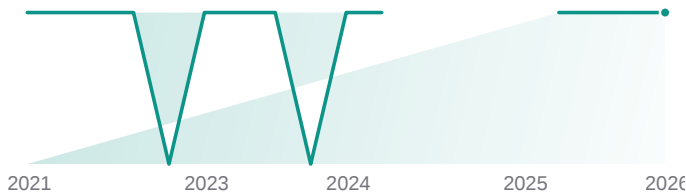


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



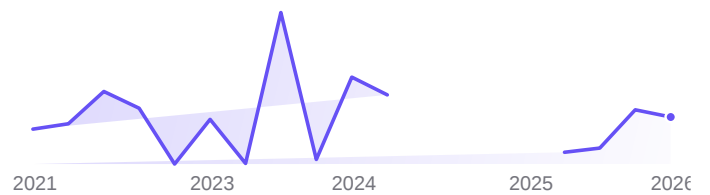
Sellers who sold at a gain

100%



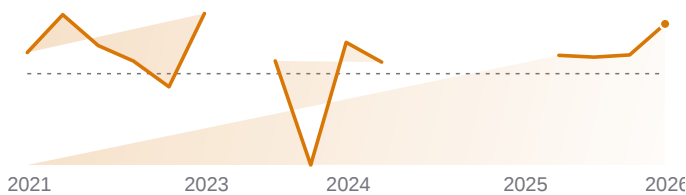
Typical hold before selling

9.8 yrs



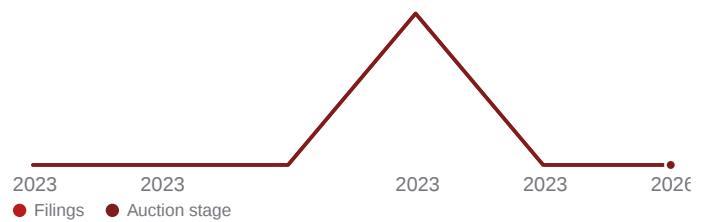
Median annualized return at resale

+20.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	600
Median value (AVM)	\$184K
Median size	1,330 ft²
Median year built	1977
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	8.3%
Median loan-to-value	0%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	1,042
Density	19 / mi²
Median household income	\$45K
Average household income	\$65K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	109
Homes occupied	83%
Bachelor's or higher	27%
Poverty rate	6.5%
Unemployment	1.3%
Average temp	52°F
Annual precip	52 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.