

Unicoi 37692

ZIP code · TN · Tennessee > Unicoi County > Unicoi

BUYER'S MARKET

\$197K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

55

SALES (12 MO)

\$235K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



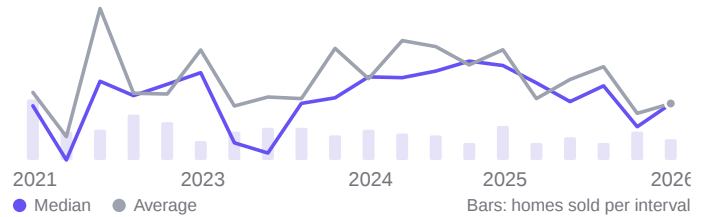
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$206K · Average \$207K

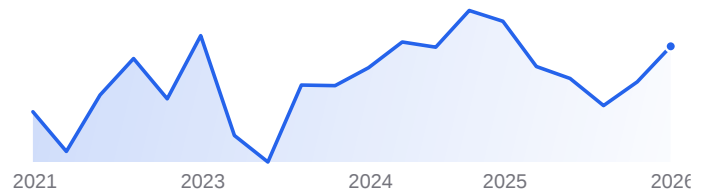
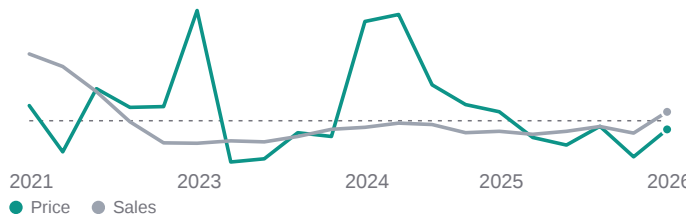


Growth (year over year)

Price -11.7% · Sales +12.2%

Price per square foot

\$182/ft²

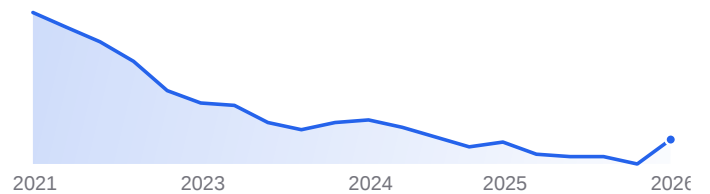


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

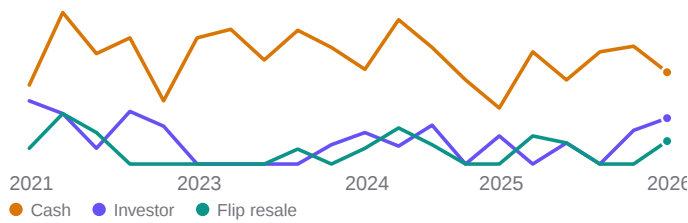
2.6%



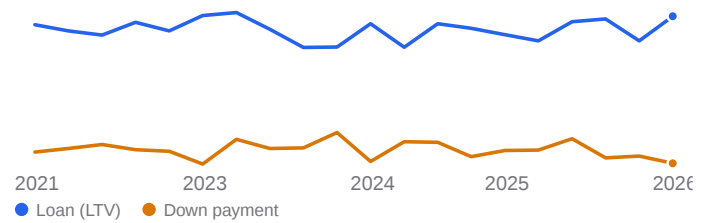
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 18% · Flip resale 9.1%

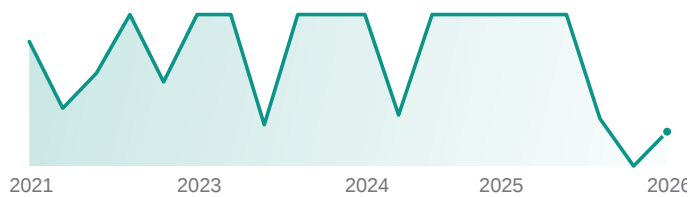


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



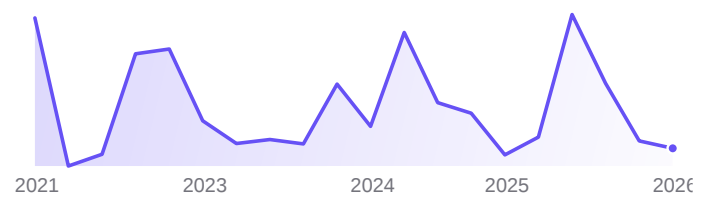
Sellers who sold at a gain

75%



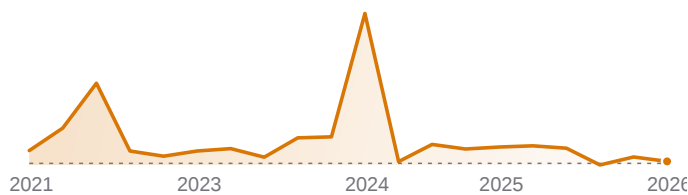
Typical hold before selling

3.6 yrs



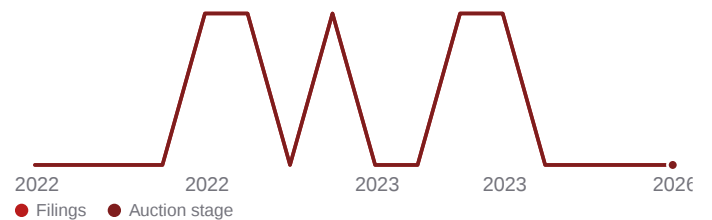
Median annualized return at resale

+1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,135
Median value (AVM)	\$235K
Median size	1,416 ft²
Median bedrooms	2
Median year built	1989
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	73%
Company owned	5.7%
Median loan-to-value	27%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	5,270
Density	92 / mi²
Median household income	\$51K
Average household income	\$68K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	112
Homes occupied	90%
Bachelor's or higher	17%
Poverty rate	14.2%
Unemployment	1.0%
Average temp	53°F
Annual precip	49 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.