

Bean Station 37708

ZIP code · TN · Tennessee > Grainger County > Bean Station

SELLER'S MARKET

\$248K

MEDIAN SALE PRICE

+35.7%

1-YR CHANGE

101

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



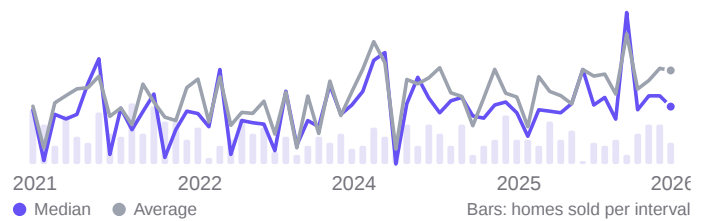
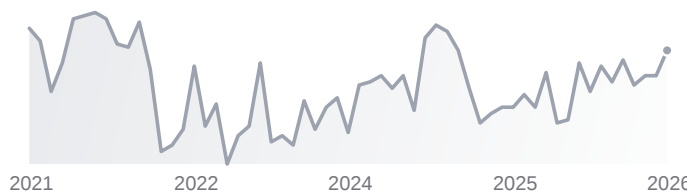
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$225K · Average \$342K

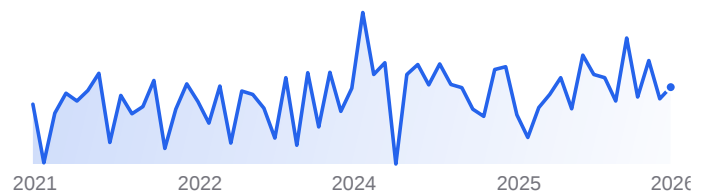
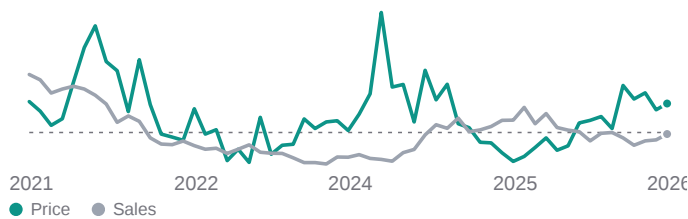


Growth (year over year)

Price +35.7% · Sales -1.9%

Price per square foot

\$179/ft²

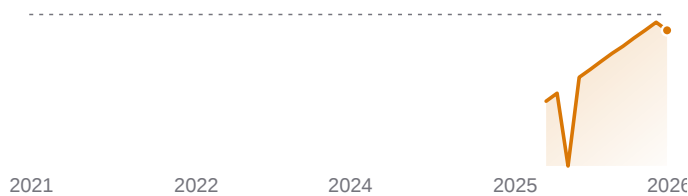


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

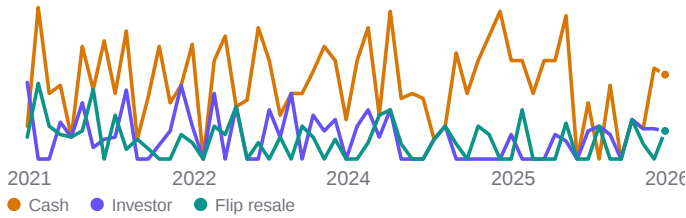
2.8%



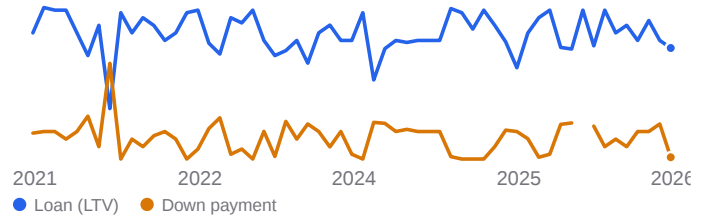
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 14% · Flip resale 14%

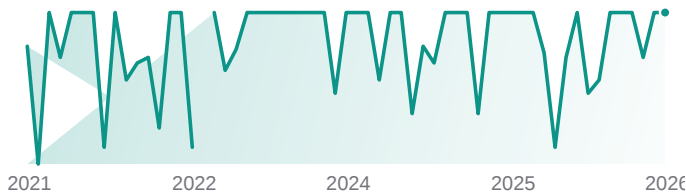


Financing (share of purchase price) Loan (LTV) 75% · Down payment 3.0%



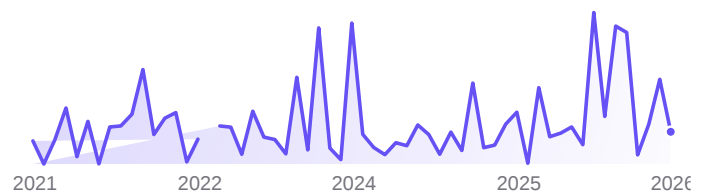
Sellers who sold at a gain

100%



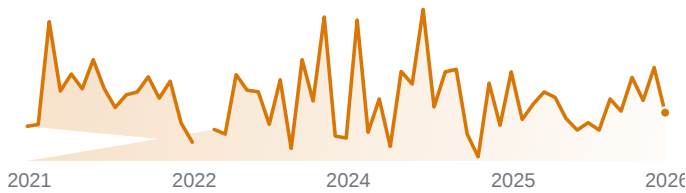
Typical hold before selling

4.6 yrs



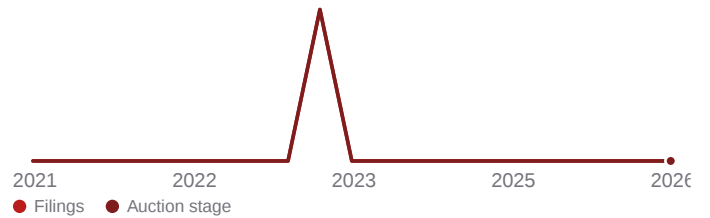
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,549
Median value (AVM)	\$265K
Median size	1,232 ft²
Median year built	1987
Single family	65%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.4%
Owner occupied	64%
Company owned	8.1%
Median loan-to-value	19%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	7,119
Density	134 / mi²
Median household income	\$46K
Average household income	\$61K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	132
Homes occupied	80%
Bachelor's or higher	12%
Poverty rate	20.8%
Unemployment	1.0%
Average temp	57°F
Annual precip	47 in
Sunshine	56%

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.