

Bulls Gap 37711

ZIP code · TN · Tennessee > Hawkins County > Bulls Gap

BALANCED MARKET

\$179K

MEDIAN SALE PRICE

+32.6%

1-YR CHANGE

72

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

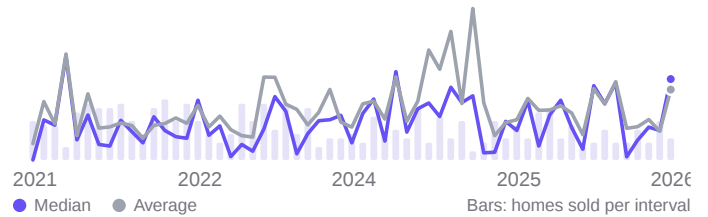
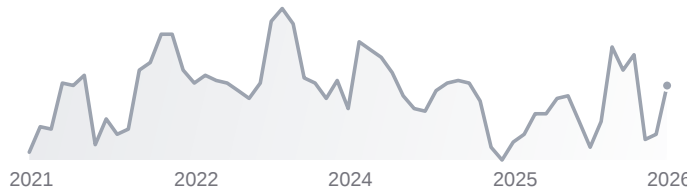
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$286K · Average \$252K

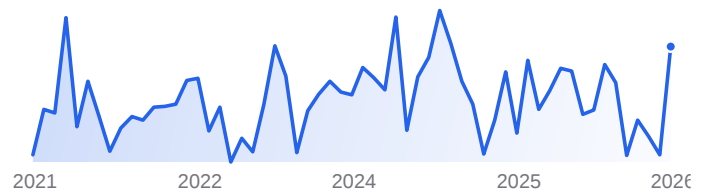
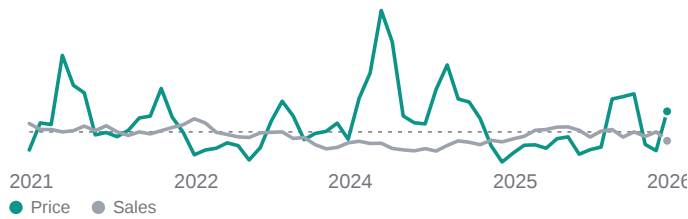


Growth (year over year)

Price +32.6% · Sales -14.3%

Price per square foot

\$189/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

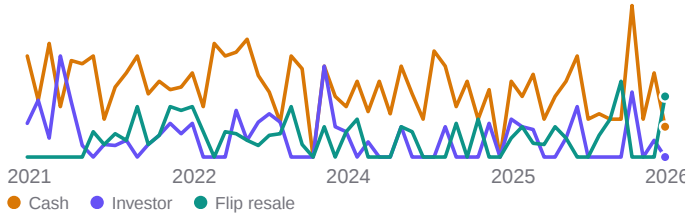
3.1%



BUYERS & OUTCOMES

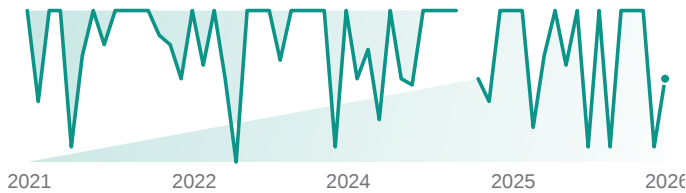
Buyer mix

Cash 20% · Investor 0% · Flip resale 40%



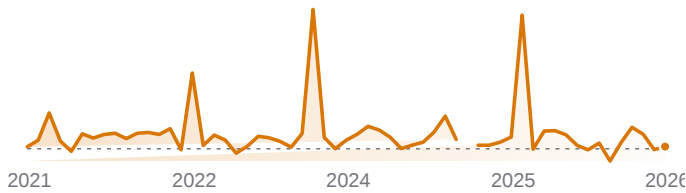
Sellers who sold at a gain

75%

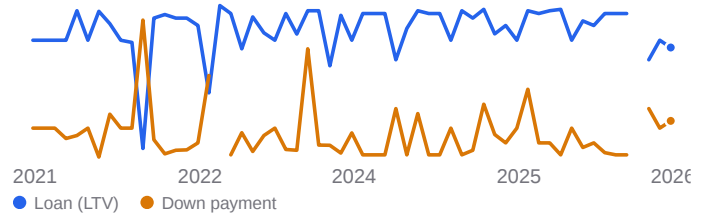


Median annualized return at resale

+1.7%

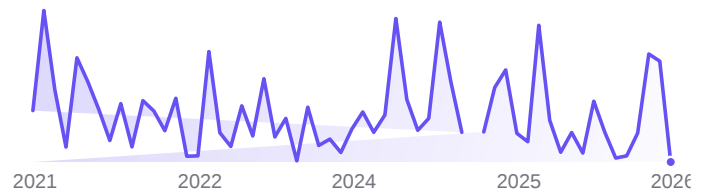


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



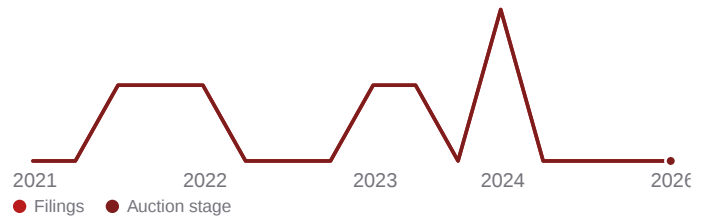
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,322
Median value (AVM)	\$204K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1989
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.6%
Owner occupied	75%
Company owned	3.6%
Median loan-to-value	24%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	5,103
Density	93 / mi²
Median household income	\$45K
Average household income	\$61K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	131
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	22.9%
Unemployment	1.0%
Average temp	57°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.