

# Clinton 37716

ZIP code · TN · Tennessee > Anderson County > Clinton

BALANCED MARKET

**\$317K**

MEDIAN SALE PRICE

**-0.6%**

1-YR CHANGE

**392**

SALES (12 MO)

**\$318K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



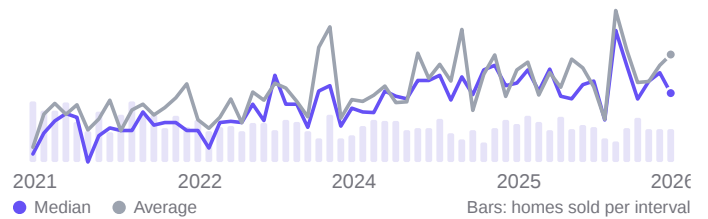
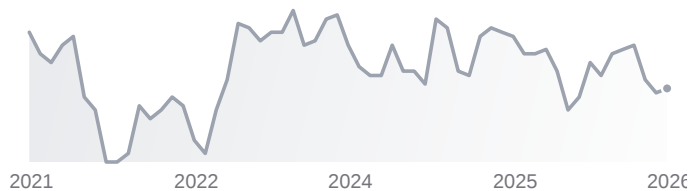
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$296K · Average \$369K

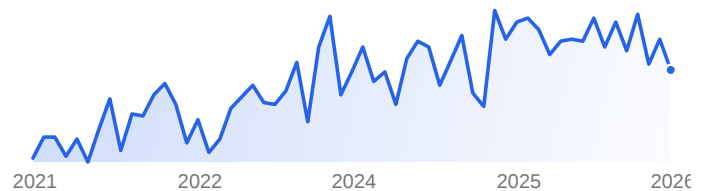
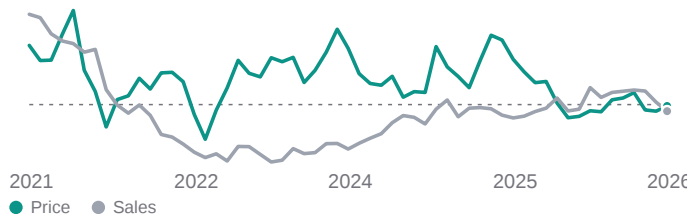


Growth (year over year)

Price -0.6% · Sales -2.7%

Price per square foot

\$188/ft²

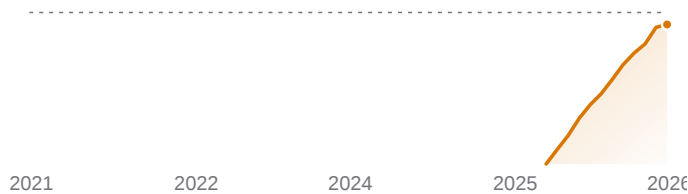


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

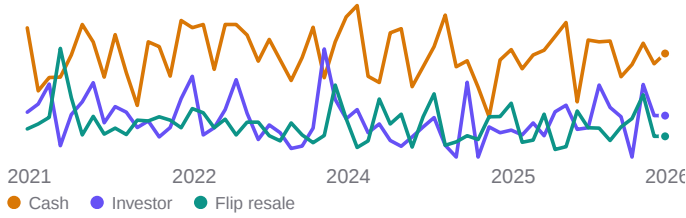
3.8%



## BUYERS & OUTCOMES

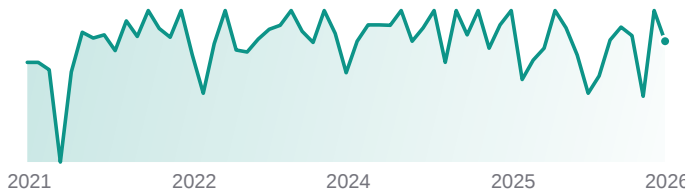
### Buyer mix

Cash 31% · Investor 13% · Flip resale 6.3%



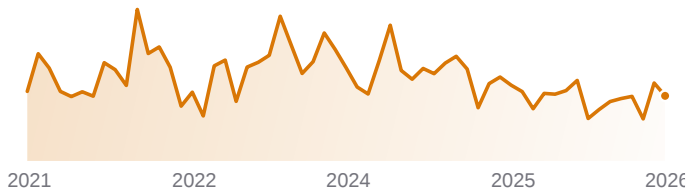
### Sellers who sold at a gain

93%

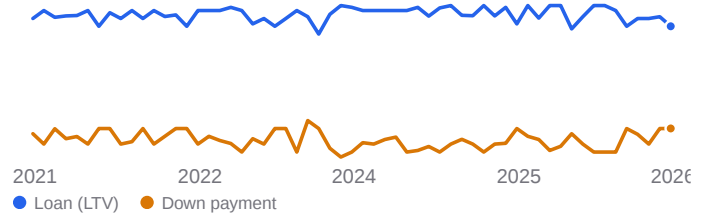


### Median annualized return at resale

+6.6%

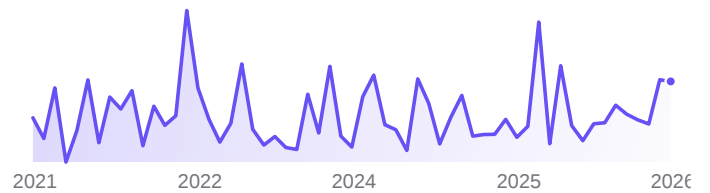


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



### Typical hold before selling

9.0 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,419    |
| Median value (AVM) | \$318K    |
| Median size        | 1,440 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1983      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 64%      |
| Underwater (LTV 125% or more) | 1.8%     |
| Owner occupied                | 75%      |
| Company owned                 | 8.7%     |
| Median loan-to-value          | 36%      |
| Typical ownership tenure      | 11.6 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>28,887</b>    |
| Density                          | <b>333 / mi²</b> |
| Median household income          | <b>\$63K</b>     |
| Average household income         | <b>\$81K</b>     |
| Crime index (US avg 100)         | <b>88</b>        |
| Air pollution index (US avg 100) | <b>111</b>       |
| Earthquake index (US avg 100)    | <b>134</b>       |
| Homes occupied                   | <b>94%</b>       |
| Bachelor's or higher             | <b>11%</b>       |
| Poverty rate                     | <b>12.0%</b>     |
| Unemployment                     | <b>0.8%</b>      |
| Average temp                     | <b>57°F</b>      |
| Annual precip                    | <b>55 in</b>     |
| Sunshine                         | <b>57%</b>       |

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.