

Gatlinburg 37738

ZIP code · TN · Tennessee > Sevier County > Gatlinburg

BUYER'S MARKET

\$351K

MEDIAN SALE PRICE

-25.8%

1-YR CHANGE

232

SALES (12 MO)

\$457K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



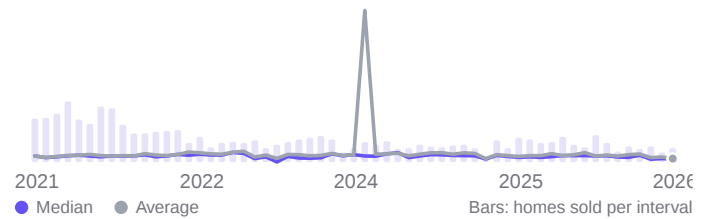
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$344K · Average \$376K

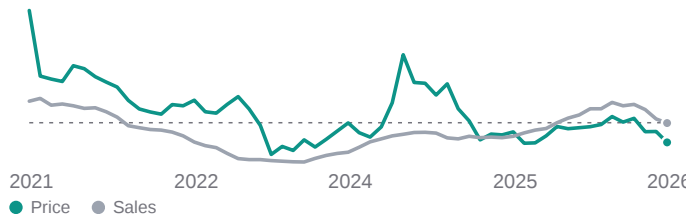


Growth (year over year)

Price -25.8% · Sales -0.4%

Price per square foot

\$317/ft²

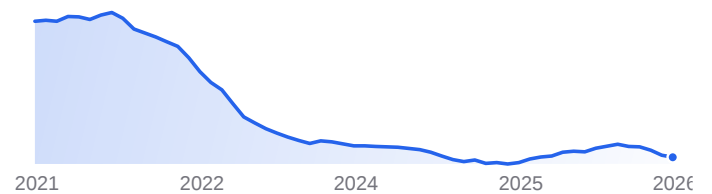


Sale premium vs estimated value

-4.1%

Annual turnover (share of homes sold)

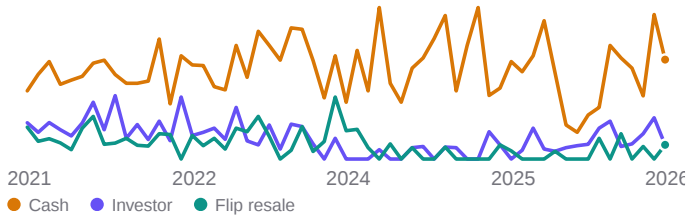
3.8%



BUYERS & OUTCOMES

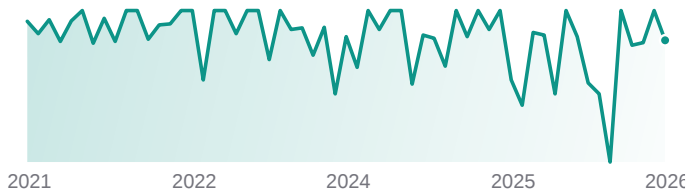
Buyer mix

Cash 44% · Investor 6.3% · Flip resale 6.3%



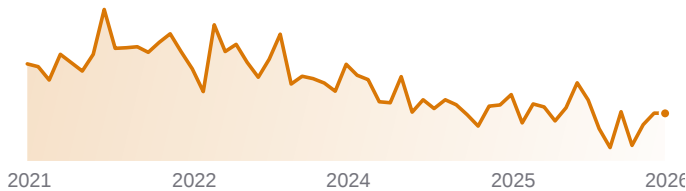
Sellers who sold at a gain

93%

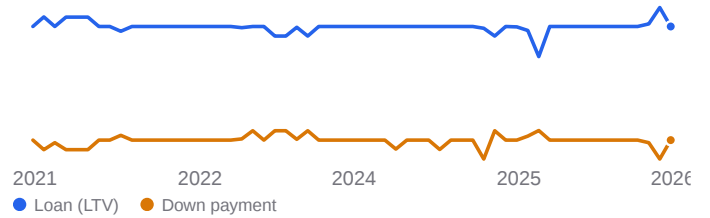


Median annualized return at resale

+9.3%

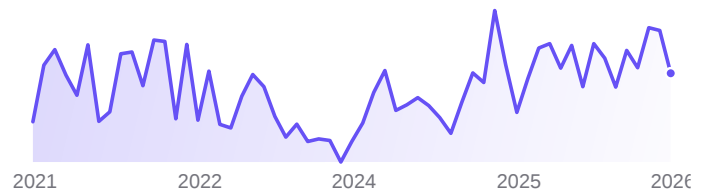


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



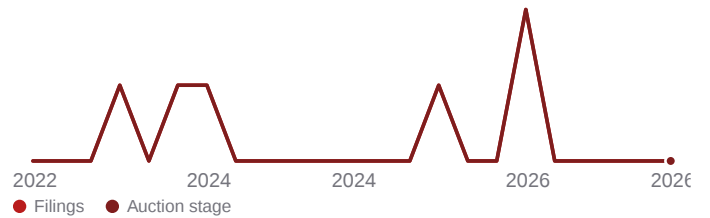
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,140
Median value (AVM)	\$457K
Median size	1,408 ft²
Median year built	2001
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.5%
Owner occupied	20%
Company owned	37%
Median loan-to-value	28%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	4,538
Density	23 / mi²
Median household income	\$53K
Average household income	\$70K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	140
Homes occupied	37%
Bachelor's or higher	18%
Poverty rate	11.8%
Unemployment	1.0%
Average temp	52°F
Annual precip	64 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.