

Greenville 37745

ZIP code · TN · Tennessee > Greene County > Greenville

BALANCED MARKET

\$241K

MEDIAN SALE PRICE

-10.6%

1-YR CHANGE

339

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



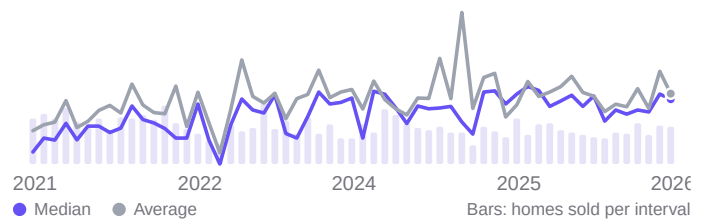
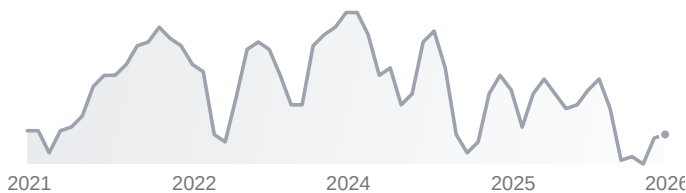
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$247K · Average \$261K

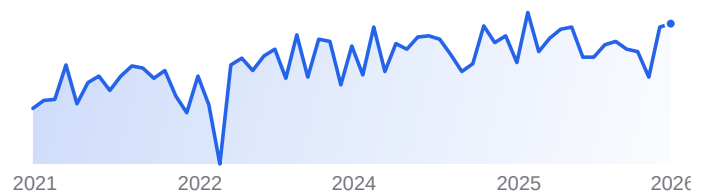
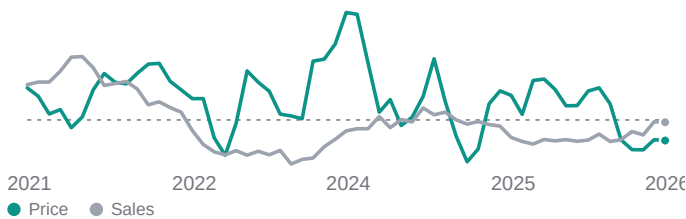


Growth (year over year)

Price -10.6% · Sales -1.2%

Price per square foot

\$183/ft²

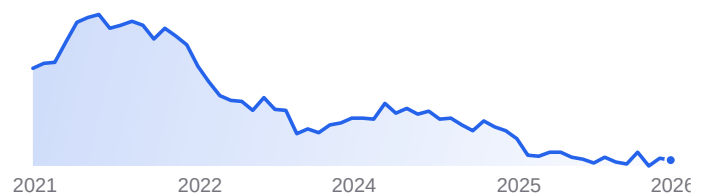
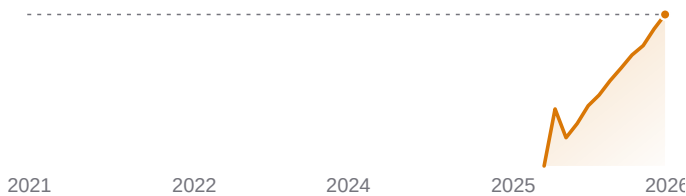


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

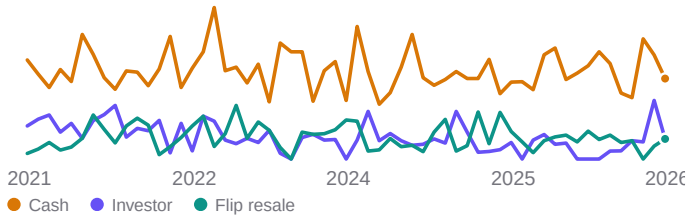
4.1%



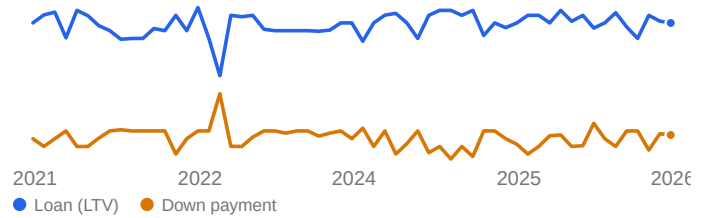
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 9.4% · Flip resale 9.4%

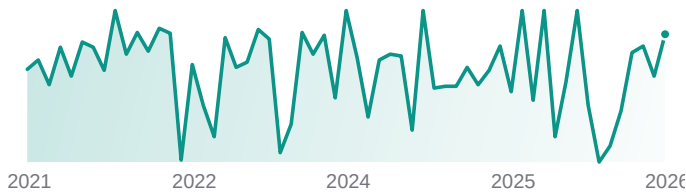


Financing (share of purchase price) Loan (LTV) 90% · Down payment 17%



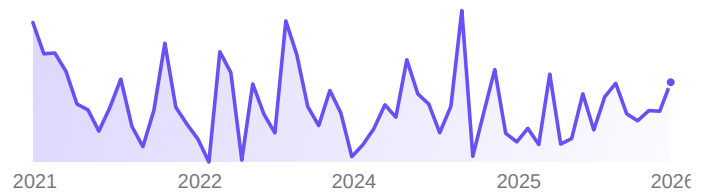
Sellers who sold at a gain

96%



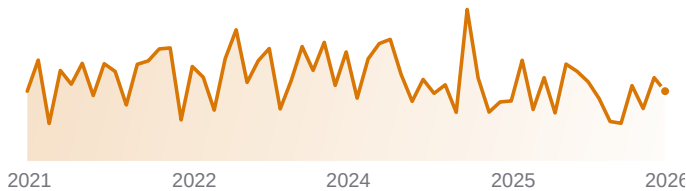
Typical hold before selling

7.2 yrs



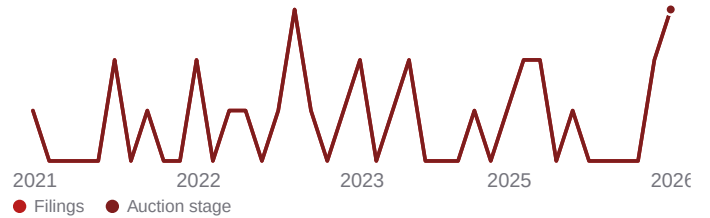
Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,354
Median value (AVM)	\$246K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1978
Single family	72%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	67%
Company owned	8.2%
Median loan-to-value	29%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	20,071
Density	171 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	126
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	13.4%
Unemployment	1.2%
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.