

Heiskell 37754

ZIP code · TN · Tennessee > Anderson County

BUYER'S MARKET

\$288K

MEDIAN SALE PRICE

-10.9%

1-YR CHANGE

56

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



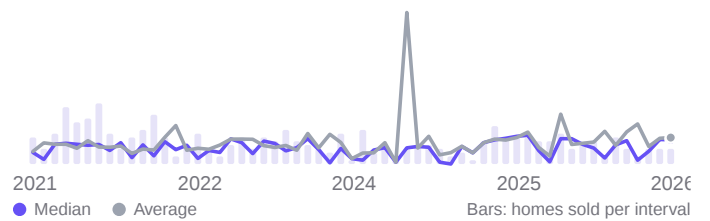
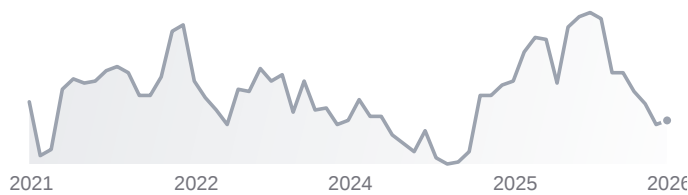
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$335K · Average \$364K

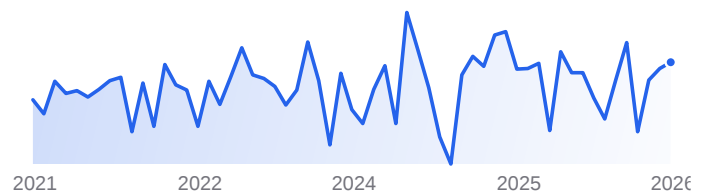
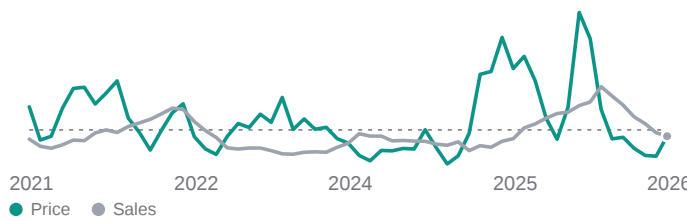


Growth (year over year)

Price -10.9% · Sales -11.1%

Price per square foot

\$187/ft²

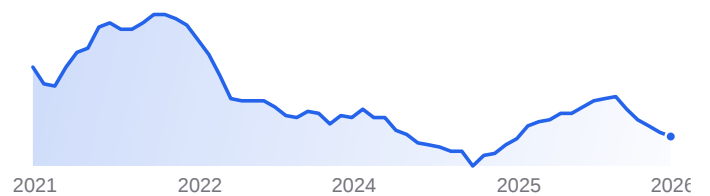
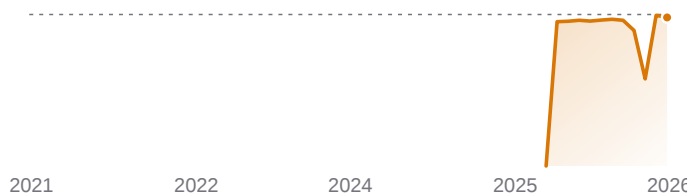


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

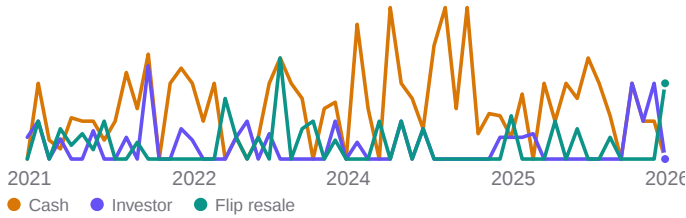
2.9%



BUYERS & OUTCOMES

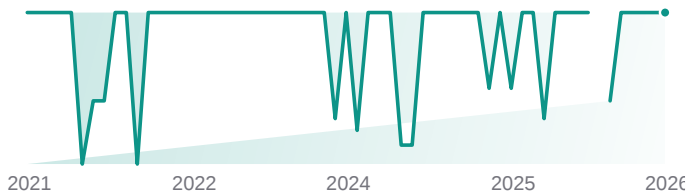
Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



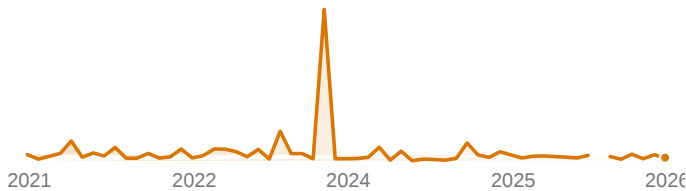
Sellers who sold at a gain

100%

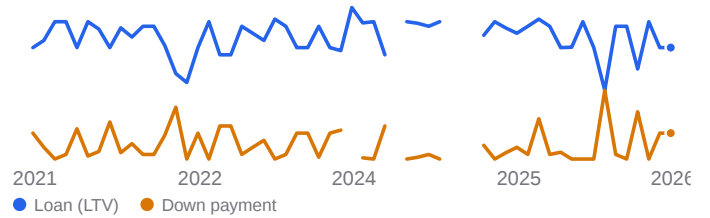


Median annualized return at resale

+5.2%

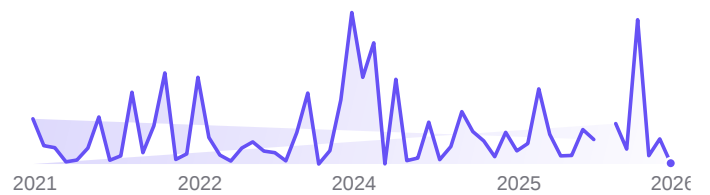


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,917
Median value (AVM)	\$328K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1986
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	4.9%
Median loan-to-value	34%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	5,638
Density	149 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	142
Homes occupied	92%
Bachelor's or higher	10%
Poverty rate	6.2%
Unemployment	1.0%
Average temp	57°F
Annual precip	54 in
Sunshine	57%

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.