

Maynardville 37807

ZIP code · TN · Tennessee > Union County > Maynardville

BALANCED MARKET

\$267K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

176

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



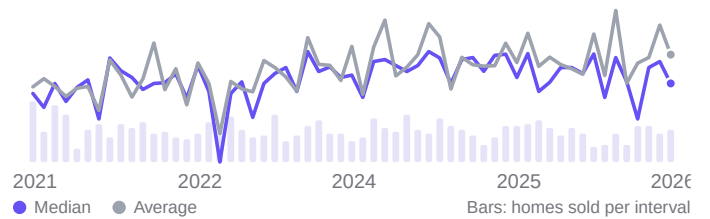
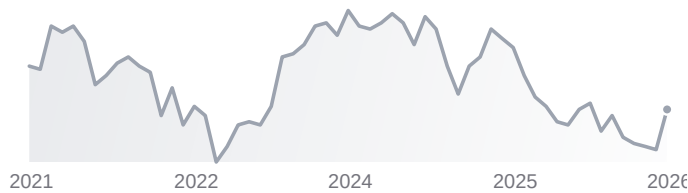
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$235K · Average \$307K

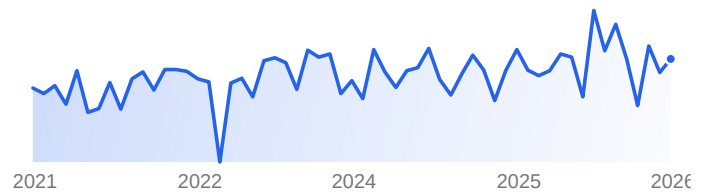
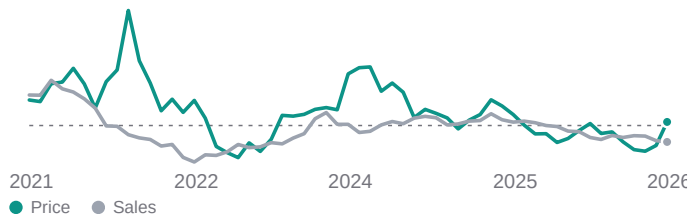


Growth (year over year)

Price +3.2% · Sales -15.0%

Price per square foot

\$208/ft²

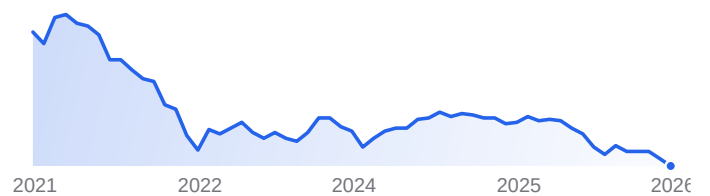
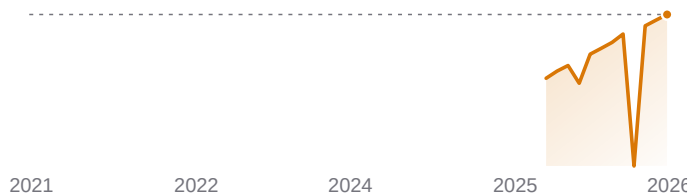


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

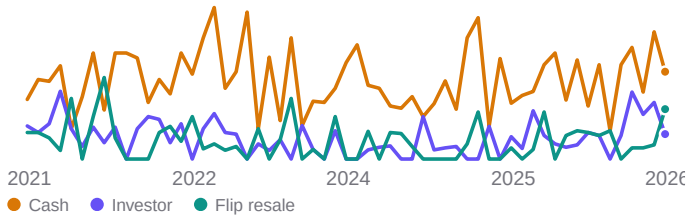
3.8%



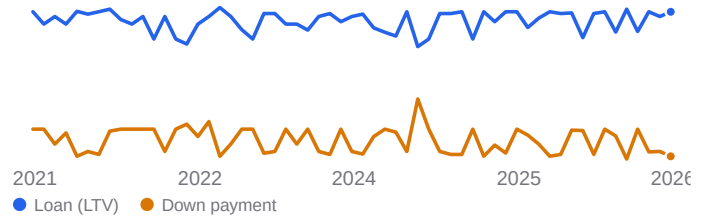
BUYERS & OUTCOMES

Buyer mix

Cash 41% · Investor 12% · Flip resale 24%

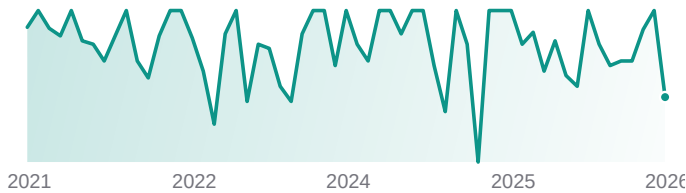


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



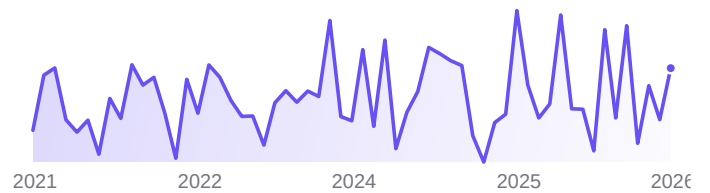
Sellers who sold at a gain

71%



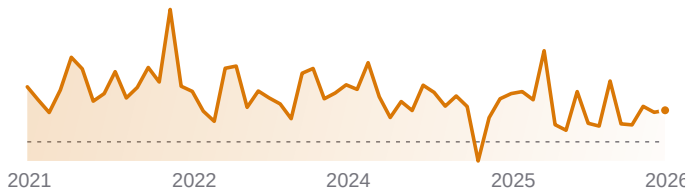
Typical hold before selling

6.2 yrs



Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,649
Median value (AVM)	\$283K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1994
Single family	69%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	6.8%
Median loan-to-value	31%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	10,368
Density	117 / mi²
Median household income	\$59K
Average household income	\$72K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	145
Homes occupied	84%
Bachelor's or higher	8%
Poverty rate	14.4%
Unemployment	1.0%
Average temp	56°F
Annual precip	53 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.