

Oakdale 37829

ZIP code · TN · Tennessee > Morgan County > Oakdale

STRONG BUYER'S MARKET

\$309K

MEDIAN SALE PRICE

18

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



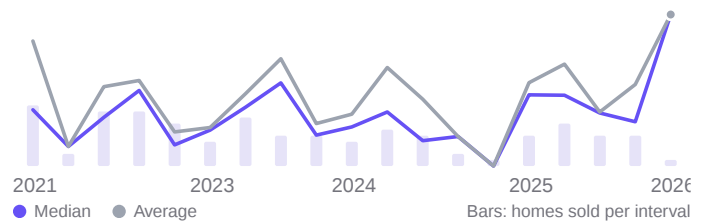
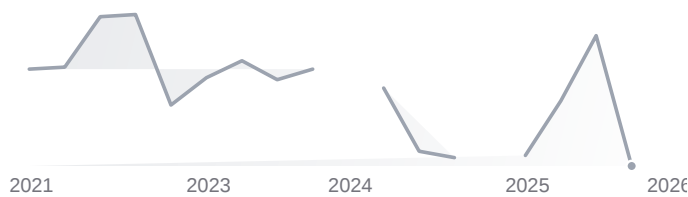
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$350K · Average \$350K

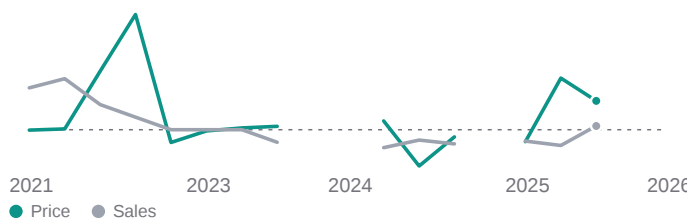


Growth (year over year)

Price +45.9% · Sales +5.9%

Price per square foot

\$240/ft²

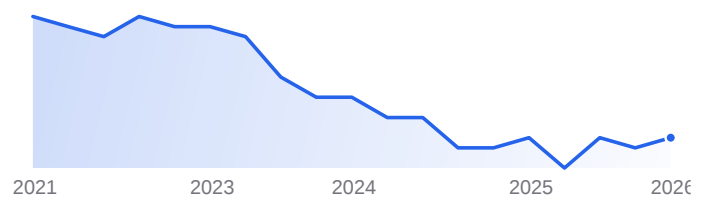
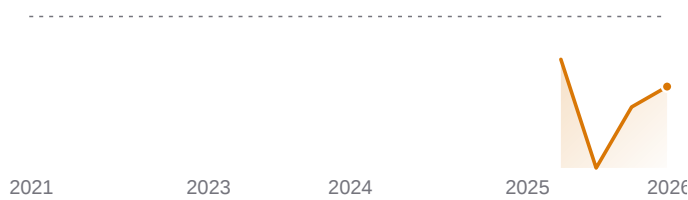


Sale premium vs estimated value

-10.3%

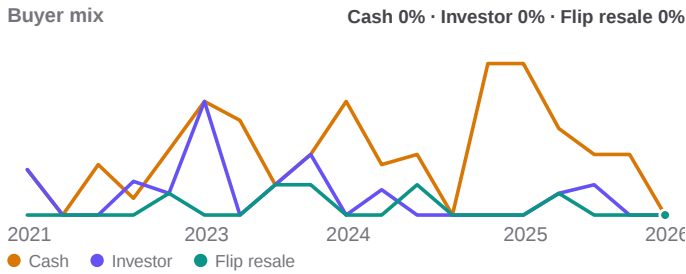
Annual turnover (share of homes sold)

2.3%

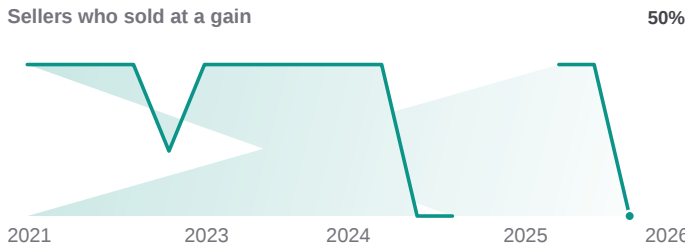


BUYERS & OUTCOMES

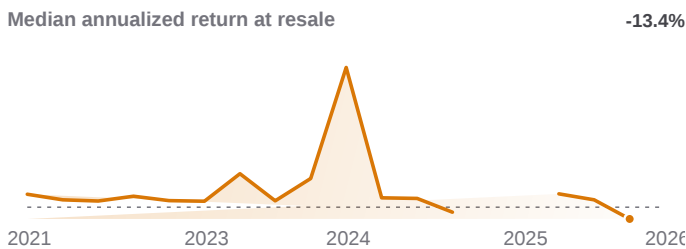
Buyer mix



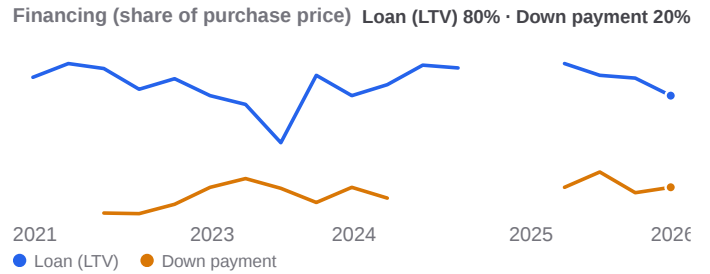
Sellers who sold at a gain



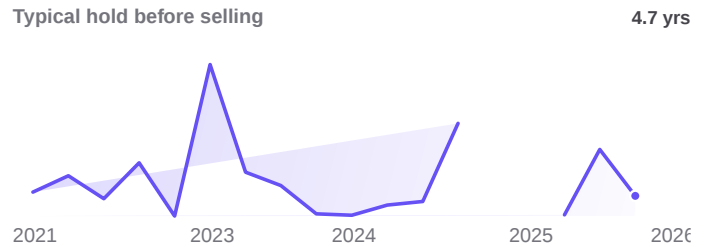
Median annualized return at resale



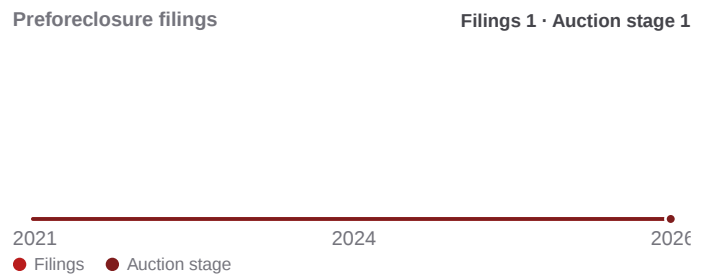
Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	773
Median value (AVM)	\$228K
Median size	1,320 ft²
Median bedrooms	2
Median year built	1984
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	2.7%
Median loan-to-value	10%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	2,065
Density	38 / mi²
Median household income	\$71K
Average household income	\$75K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	116
Homes occupied	91%
Bachelor's or higher	7%
Poverty rate	13.2%
Unemployment	1.4%
Average temp	56°F
Annual precip	59 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.