

Oak Ridge 37830

ZIP code · TN · Tennessee > Anderson County > Oak Ridge

SELLER'S MARKET

\$361K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

632

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



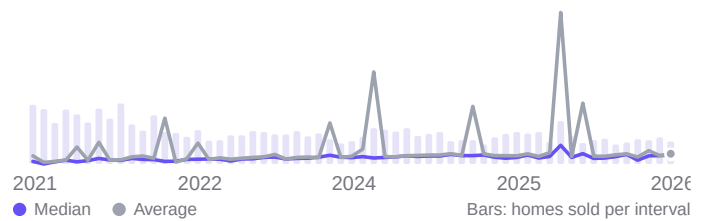
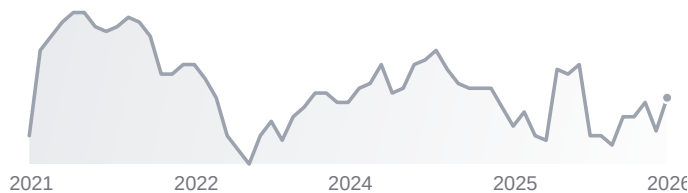
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$370K · Average \$393K

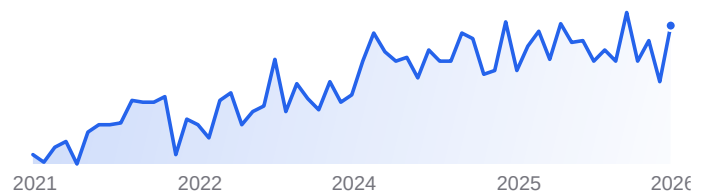
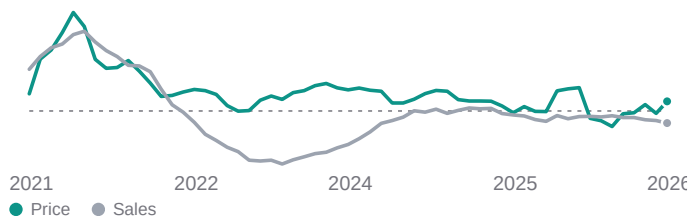


Growth (year over year)

Price +7.1% · Sales -9.1%

Price per square foot

\$208/ft²

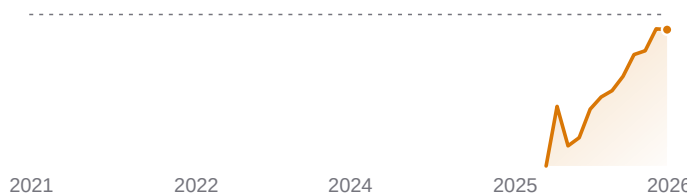


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

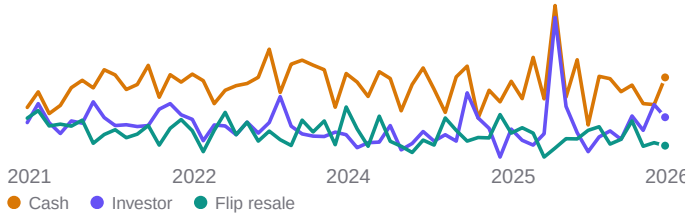
5.1%



BUYERS & OUTCOMES

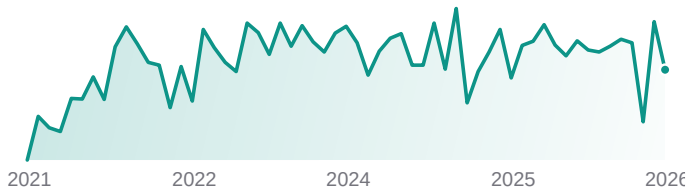
Buyer mix

Cash 30% · Investor 15% · Flip resale 4.3%



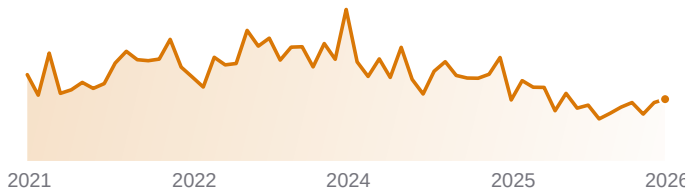
Sellers who sold at a gain

89%

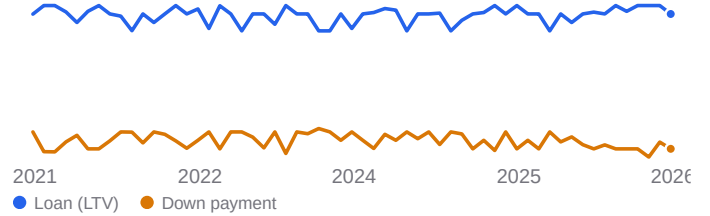


Median annualized return at resale

+7.3%

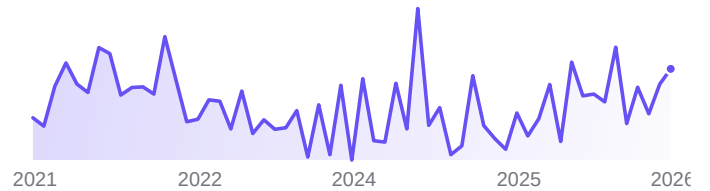


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,456
Median value (AVM)	\$313K
Median size	1,586 ft²
Median bedrooms	3
Median year built	1963
Single family	90%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	9.8%
Median loan-to-value	40%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	32,980
Density	503 / mi²
Median household income	\$76K
Average household income	\$89K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	136
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	58°F
Annual precip	55 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.