

# Philadelphia 37846

ZIP code · TN · Tennessee > Roane County > Philadelphia

BUYER'S MARKET

**\$151K**

MEDIAN SALE PRICE

**-25.3%**

1-YR CHANGE

**53**

SALES (12 MO)

**\$243K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



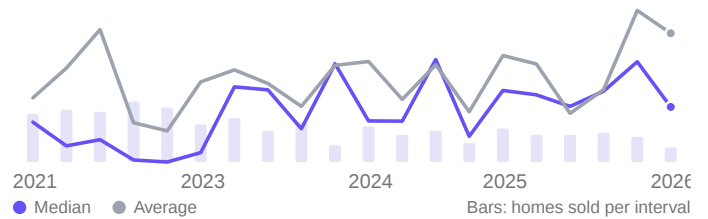
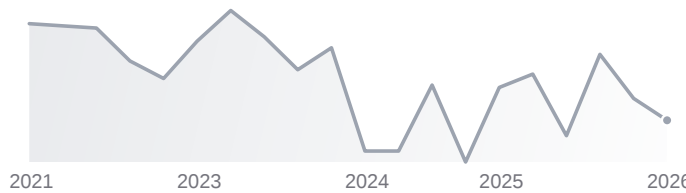
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$200K · Average \$313K

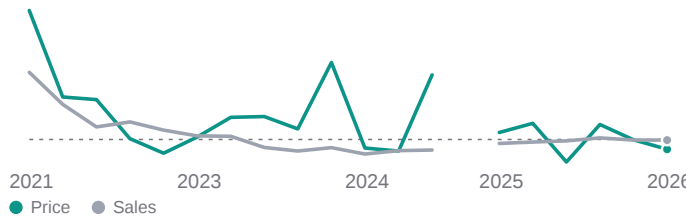


Growth (year over year)

Price -25.3% · Sales -1.9%

Price per square foot

\$142/ft²

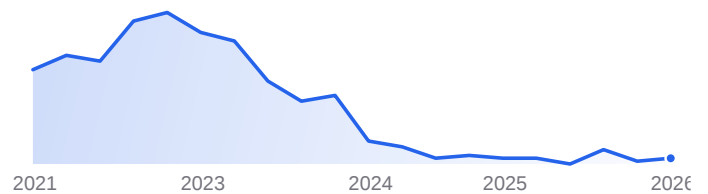


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

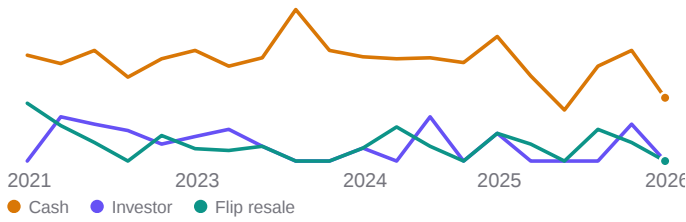
2.5%



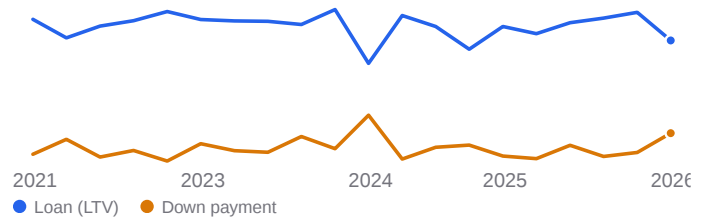
## BUYERS & OUTCOMES

### Buyer mix

Cash 29% · Investor 0% · Flip resale 0%

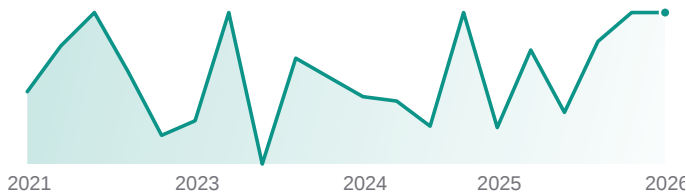


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



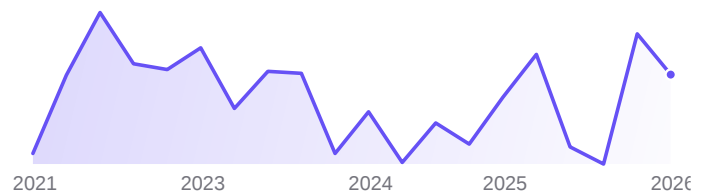
### Sellers who sold at a gain

100%



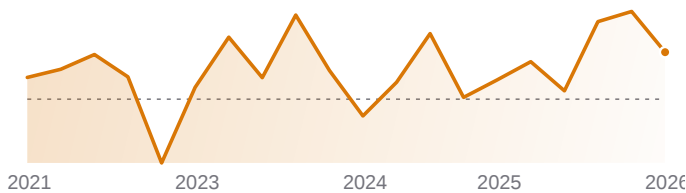
### Typical hold before selling

7.6 yrs



### Median annualized return at resale

+10.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,091     |
| Median value (AVM) | \$243K    |
| Median size        | 1,400 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 46%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 2.8%     |
| Owner occupied                | 73%      |
| Company owned                 | 4.9%     |
| Median loan-to-value          | 27%      |
| Typical ownership tenure      | 12.8 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 5,746    |
| Density                          | 79 / mi² |
| Median household income          | \$68K    |
| Average household income         | \$81K    |
| Crime index (US avg 100)         | 98       |
| Air pollution index (US avg 100) | 100      |
| Earthquake index (US avg 100)    | 142      |
| Homes occupied                   | 92%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 7.6%     |
| Unemployment                     | 1.1%     |
| Average temp                     | 57°F     |
| Annual precip                    | 55 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.