

# Rockwood 37854

ZIP code · TN · Tennessee > Cumberland County > Rockwood

BALANCED MARKET

**\$208K**

MEDIAN SALE PRICE

**+7.4%**

1-YR CHANGE

**222**

SALES (12 MO)

**\$218K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

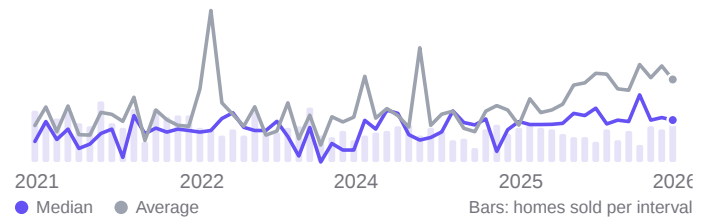
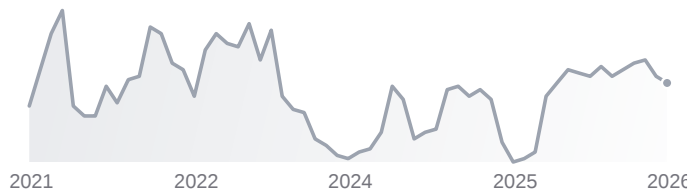
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$205K · Average \$340K

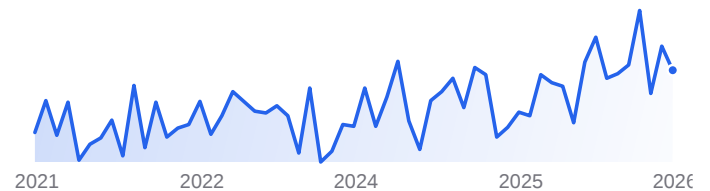
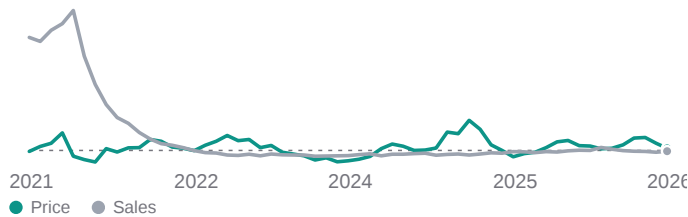


Growth (year over year)

Price +7.4% · Sales -3.1%

Price per square foot

\$165/ft²

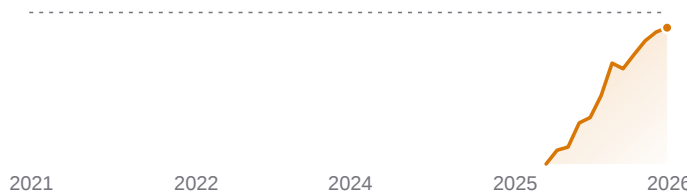


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

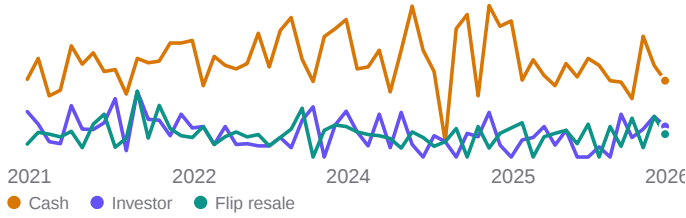
3.8%



## BUYERS & OUTCOMES

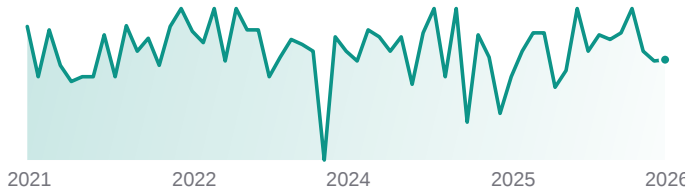
### Buyer mix

Cash 36% · Investor 14% · Flip resale 11%



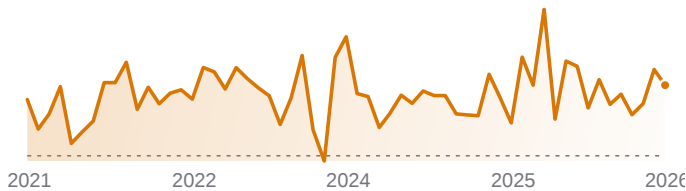
### Sellers who sold at a gain

85%

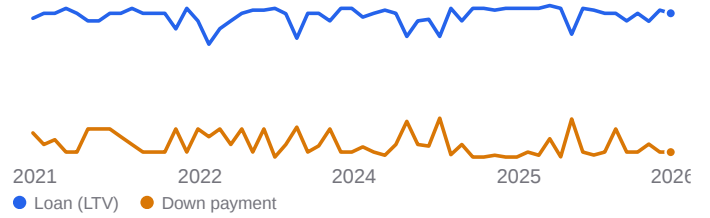


### Median annualized return at resale

+8.3%

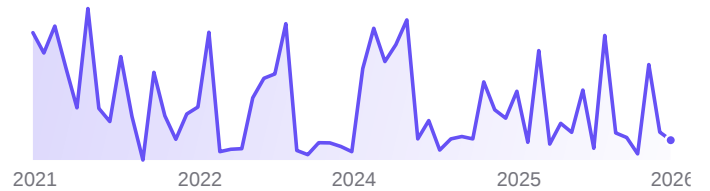


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



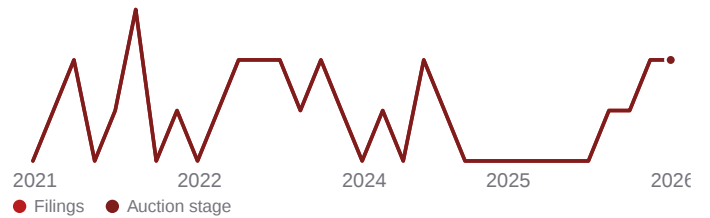
### Typical hold before selling

3.0 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,770     |
| Median value (AVM) | \$218K    |
| Median size        | 1,352 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 71%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 69%      |
| Company owned                 | 9.9%     |
| Median loan-to-value          | 24%      |
| Typical ownership tenure      | 11.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 12,947   |
| Density                          | 83 / mi² |
| Median household income          | \$54K    |
| Average household income         | \$73K    |
| Crime index (US avg 100)         | 114      |
| Air pollution index (US avg 100) | 106      |
| Earthquake index (US avg 100)    | 121      |
| Homes occupied                   | 88%      |
| Bachelor's or higher             | 7%       |
| Poverty rate                     | 15.8%    |
| Unemployment                     | 0.9%     |
| Average temp                     | 56°F     |
| Annual precip                    | 61 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.