

Sevierville 37862

ZIP code · TN · Tennessee > Sevier County > Sevierville

BUYER'S MARKET

\$399K

MEDIAN SALE PRICE

-21.3%

1-YR CHANGE

442

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



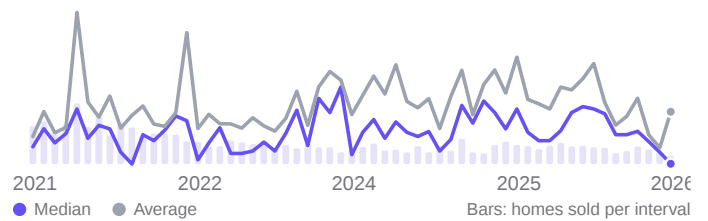
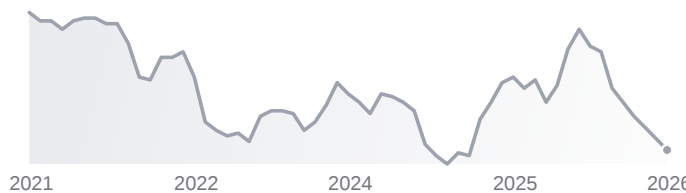
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$351K · Average \$573K

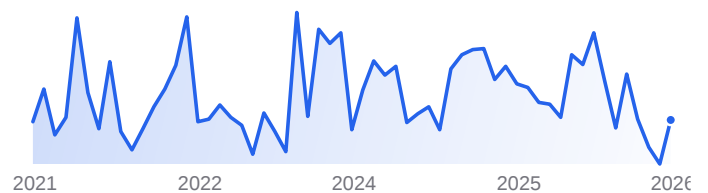
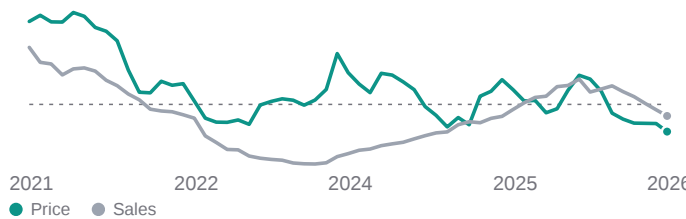


Growth (year over year)

Price -21.3% · Sales -9.1%

Price per square foot

\$273/ft²

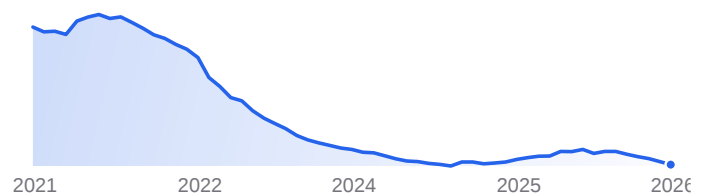


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

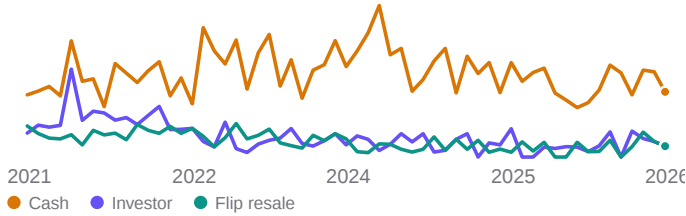
3.9%



BUYERS & OUTCOMES

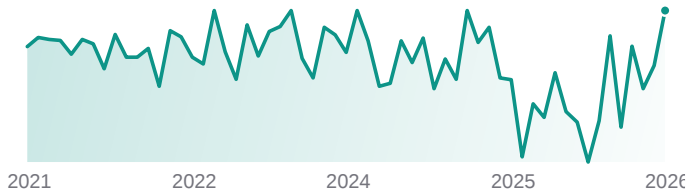
Buyer mix

Cash 30% · Investor 5.0% · Flip resale 5.0%



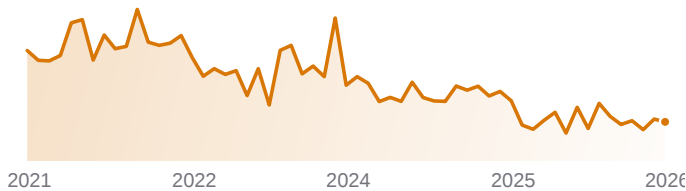
Sellers who sold at a gain

100%

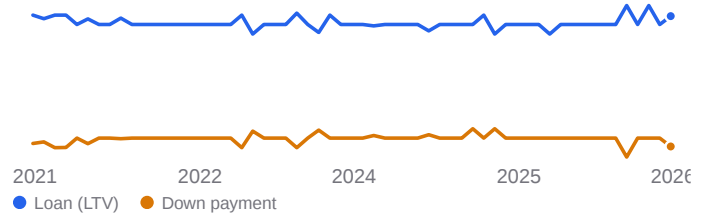


Median annualized return at resale

+6.2%

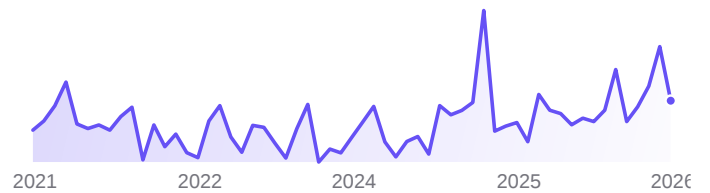


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



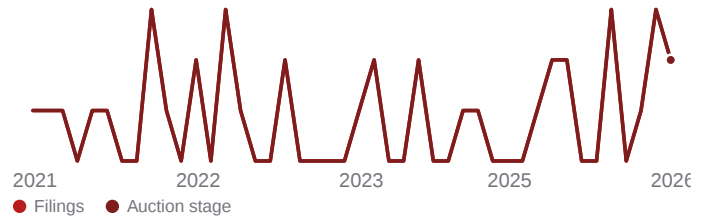
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,285
Median value (AVM)	\$462K
Median size	1,534 ft²
Median year built	1999
Single family	86%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	45%
Company owned	18%
Median loan-to-value	33%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	22,777
Density	231 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	150
Homes occupied	70%
Bachelor's or higher	15%
Poverty rate	11.9%
Unemployment	0.9%
Average temp	55°F
Annual precip	54 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.