

Pigeon Forge 37863

ZIP code · TN · Tennessee > Sevier County > Pigeon Forge

STRONG BUYER'S MARKET

\$336K

MEDIAN SALE PRICE

-40.4%

1-YR CHANGE

134

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



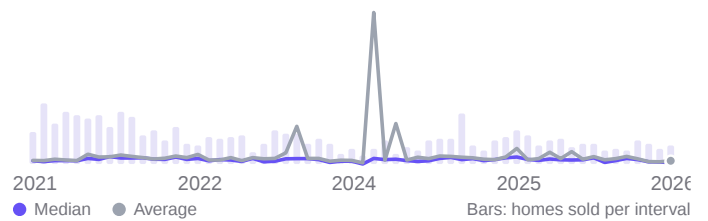
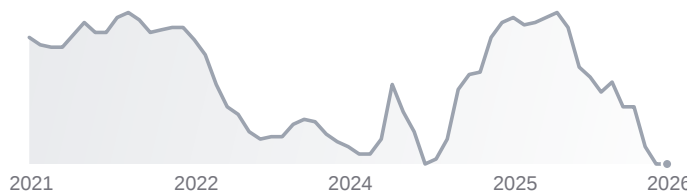
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$300K · Average \$432K

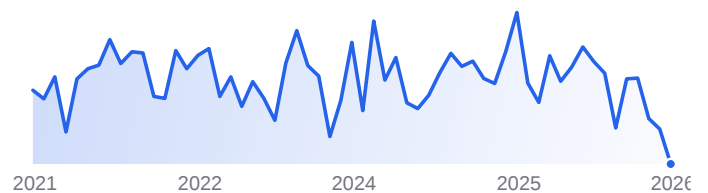
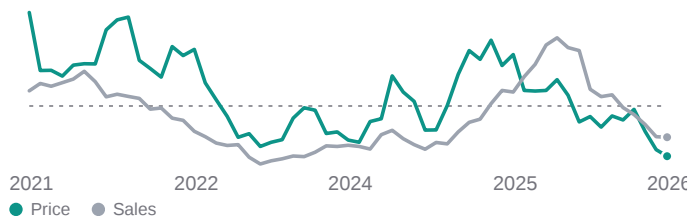


Growth (year over year)

Price -40.4% · Sales -25.1%

Price per square foot

\$150/ft²

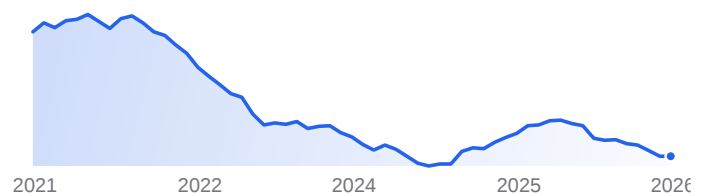


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

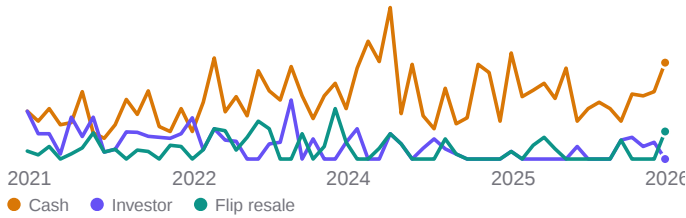
3.4%



BUYERS & OUTCOMES

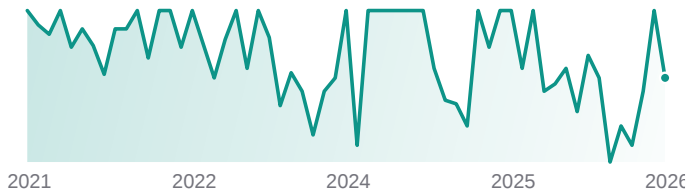
Buyer mix

Cash 64% · Investor 0% · Flip resale 18%



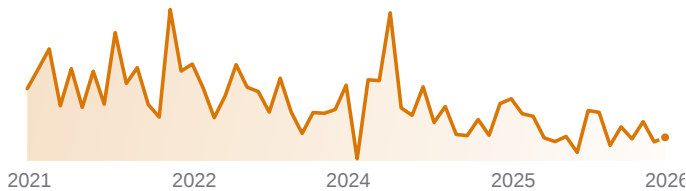
Sellers who sold at a gain

83%

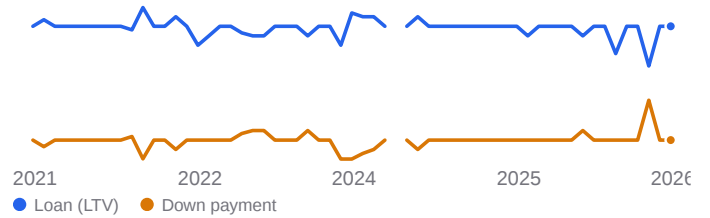


Median annualized return at resale

+4.6%

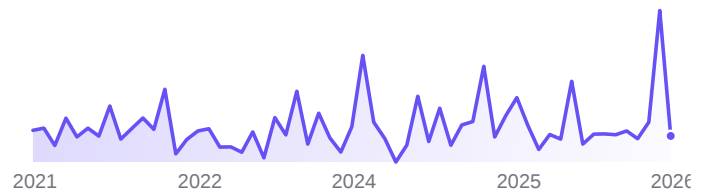


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



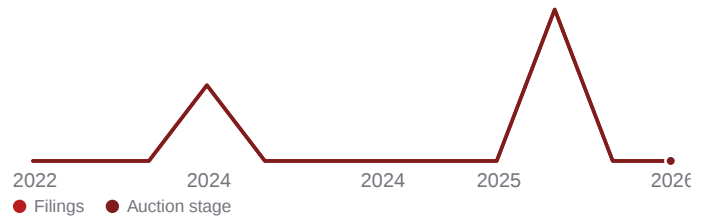
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,927
Median value (AVM)	\$425K
Median size	1,382 ft²
Median year built	1998
Single family	91%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.7%
Owner occupied	26%
Company owned	26%
Median loan-to-value	27%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	6,652
Density	395 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	150
Homes occupied	56%
Bachelor's or higher	10%
Poverty rate	15.1%
Unemployment	1.0%
Average temp	57°F
Annual precip	49 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.