

Sevierville 37876

ZIP code · TN · Tennessee > Sevier County > Sevierville

BUYER'S MARKET

\$377K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

651

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



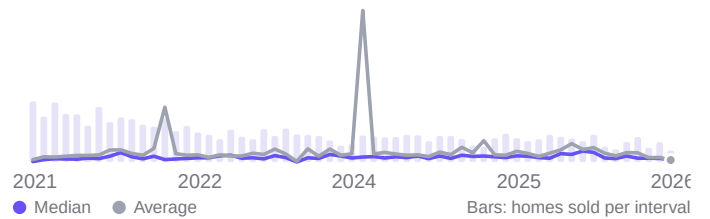
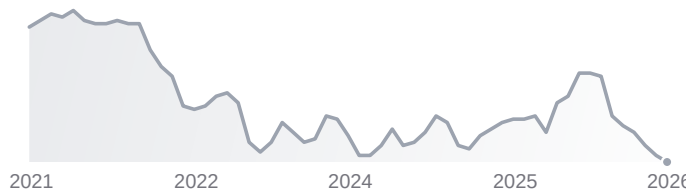
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$361K · Average \$351K

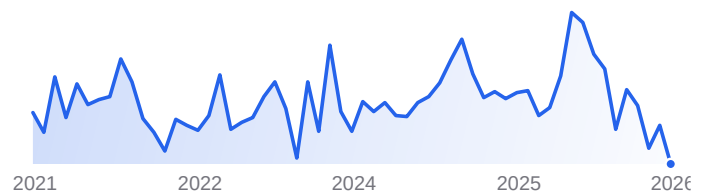
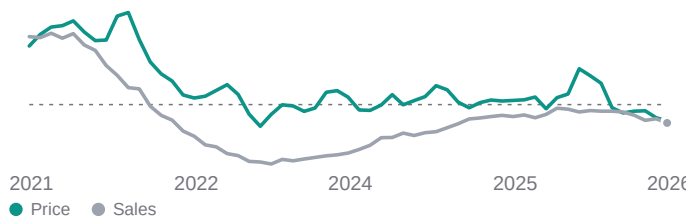


Growth (year over year)

Price -10.2% · Sales -11.5%

Price per square foot

\$192/ft²

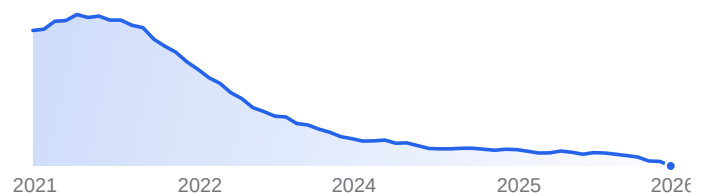


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

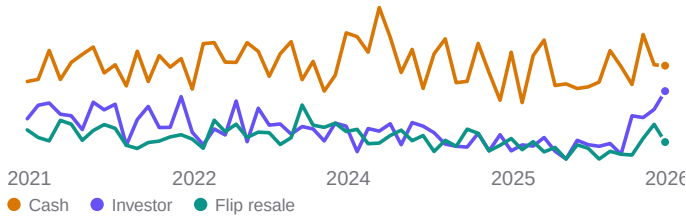
3.7%



BUYERS & OUTCOMES

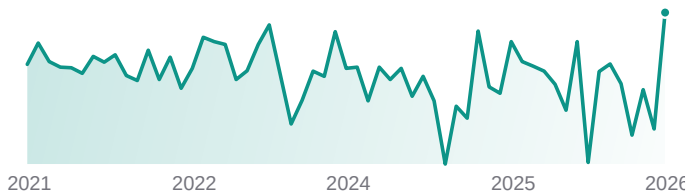
Buyer mix

Cash 35% · Investor 26% · Flip resale 6.5%



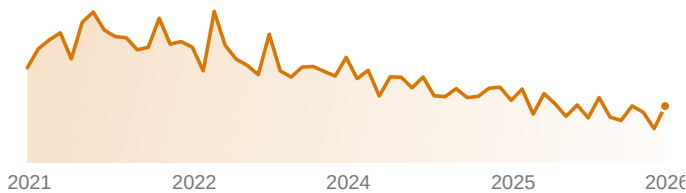
Sellers who sold at a gain

100%

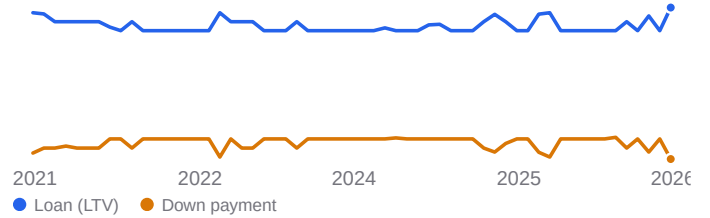


Median annualized return at resale

+7.7%

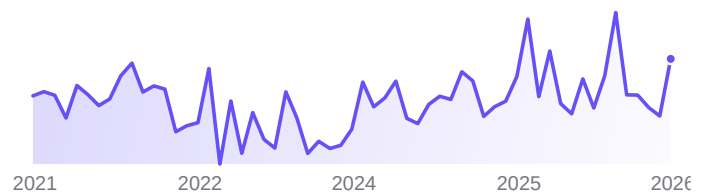


Financing (share of purchase price) Loan (LTV) 93% · Down payment 8.9%



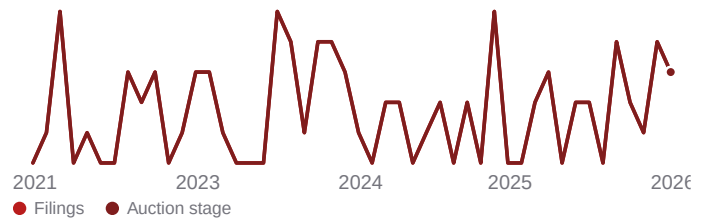
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	17,519
Median value (AVM)	\$413K
Median size	1,440 ft²
Median bedrooms	3
Median year built	2000
Single family	82%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.3%
Owner occupied	55%
Company owned	14%
Median loan-to-value	35%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	35,768
Density	175 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	153
Homes occupied	75%
Bachelor's or higher	15%
Poverty rate	12.0%
Unemployment	0.9%
Average temp	57°F
Annual precip	48 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.