

Bells 38006

ZIP code · TN · Tennessee > Haywood County > Bells

STRONG BUYER'S MARKET

\$128K

MEDIAN SALE PRICE

-25.4%

1-YR CHANGE

57

SALES (12 MO)

\$175K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



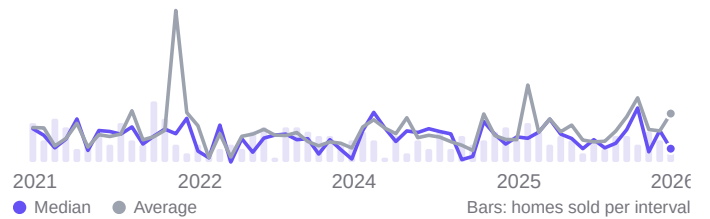
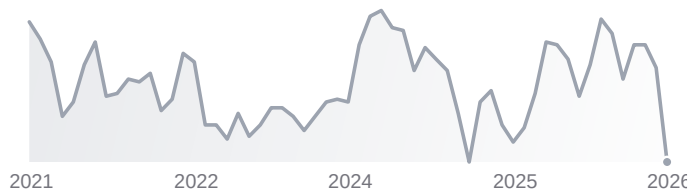
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$100K · Average \$294K

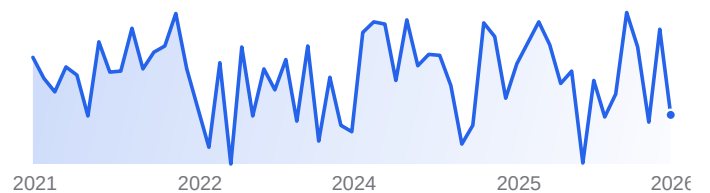
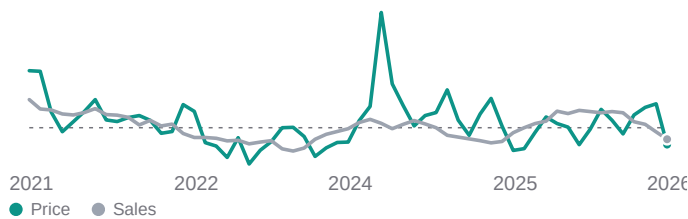


Growth (year over year)

Price -25.4% · Sales -17.4%

Price per square foot

\$72/ft²

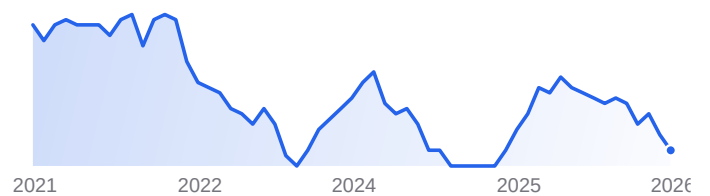
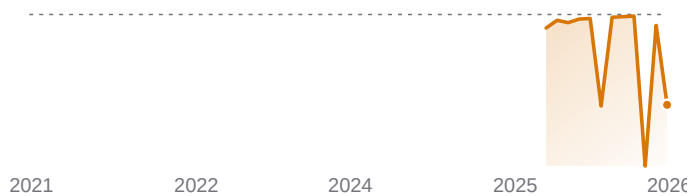


Sale premium vs estimated value

-49.3%

Annual turnover (share of homes sold)

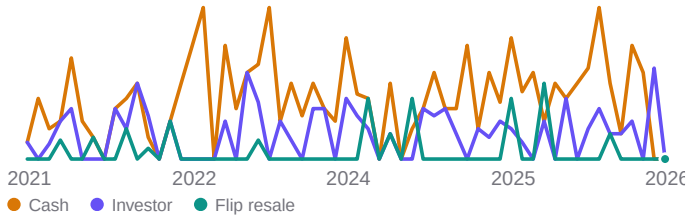
2.7%



BUYERS & OUTCOMES

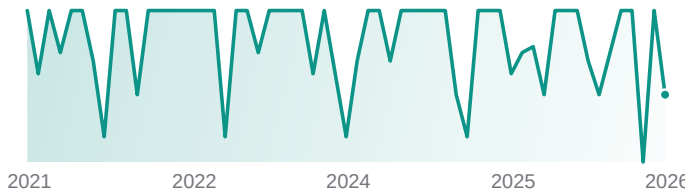
Buyer mix

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



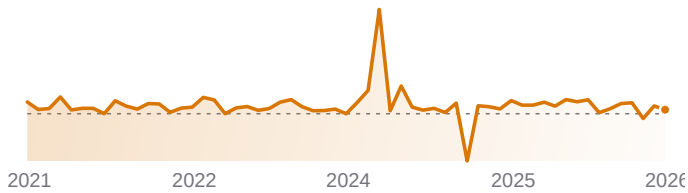
Sellers who sold at a gain

67%

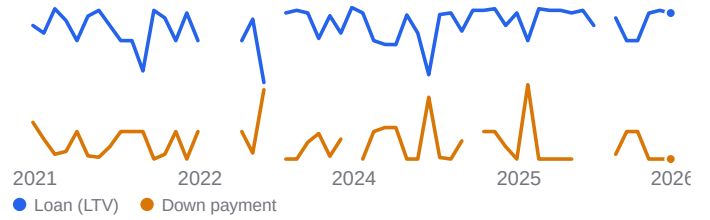


Median annualized return at resale

+3.3%

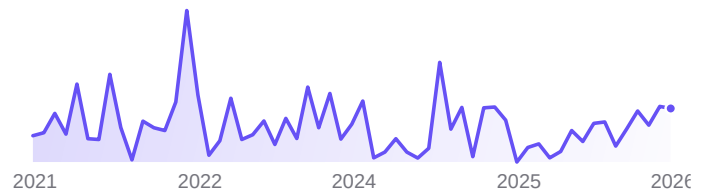


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,086
Median value (AVM)	\$175K
Median size	1,455 ft²
Median bedrooms	3
Median year built	1983
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.5%
Owner occupied	72%
Company owned	10%
Median loan-to-value	33%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	5,902
Density	57 / mi²
Median household income	\$60K
Average household income	\$82K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	348
Homes occupied	92%
Bachelor's or higher	11%
Poverty rate	16.3%
Unemployment	1.1%
Average temp	60°F
Annual precip	54 in
Sunshine	64%

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.