

Friendship 38034

ZIP code · TN · Tennessee > Crockett County > Friendship

BALANCED MARKET

\$86K

MEDIAN SALE PRICE

-37.7%

1-YR CHANGE

58

SALES (12 MO)

\$144K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



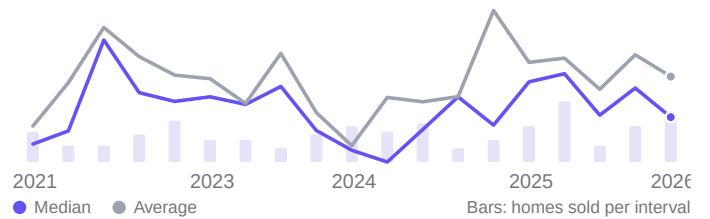
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$105K · Average \$156K

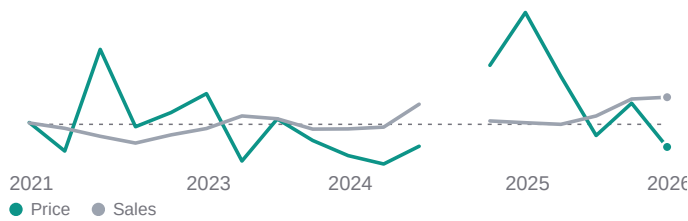


Growth (year over year)

Price -37.7% · Sales +45.0%

Price per square foot

\$96/ft²

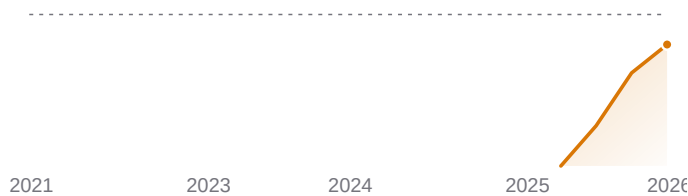


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

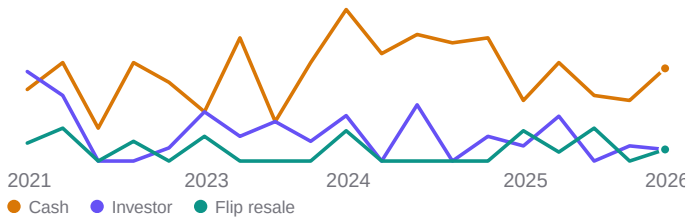
4.0%



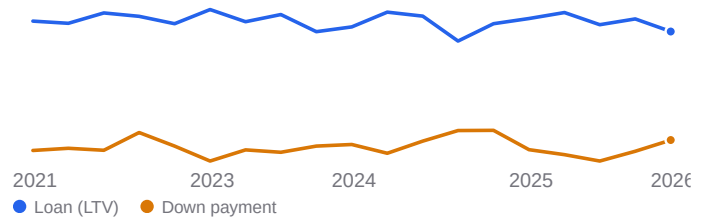
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 5.9% · Flip resale 5.9%

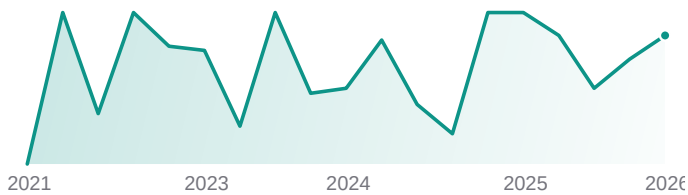


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



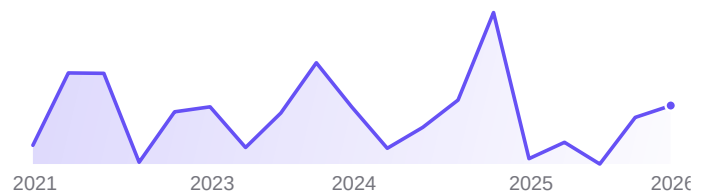
Sellers who sold at a gain

92%



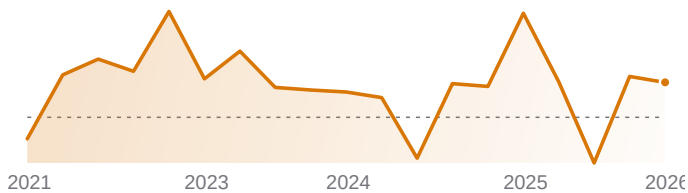
Typical hold before selling

8.5 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,437
Median value (AVM)	\$144K
Median size	1,436 ft²
Median year built	1971
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.9%
Owner occupied	70%
Company owned	4.7%
Median loan-to-value	24%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	3,249
Density	33 / mi²
Median household income	\$57K
Average household income	\$77K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	403
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	16.9%
Unemployment	0.9%
Average temp	60°F
Annual precip	53 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.