

Mc Kenzie 38201

ZIP code · TN · Tennessee > Carroll County

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

168

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



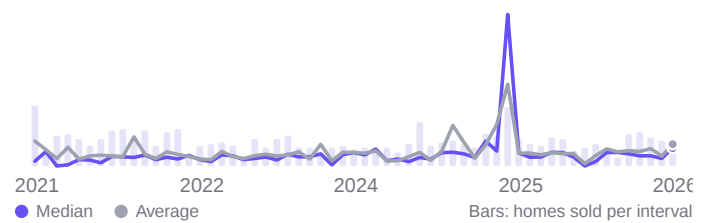
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$235K · Average \$271K

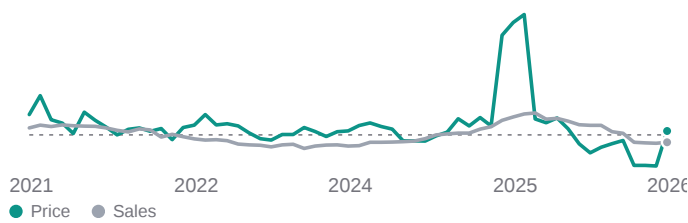


Growth (year over year)

Price +9.7% · Sales -17.6%

Price per square foot

\$170/ft²

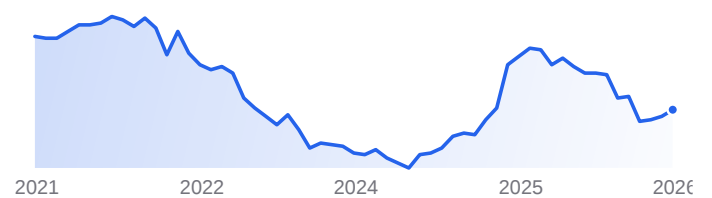


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

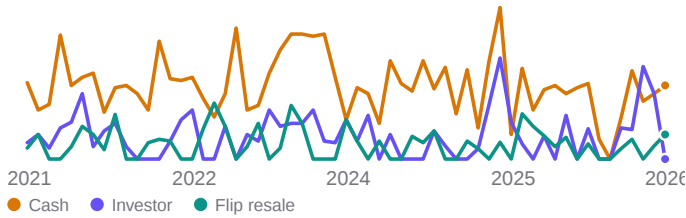
4.4%



BUYERS & OUTCOMES

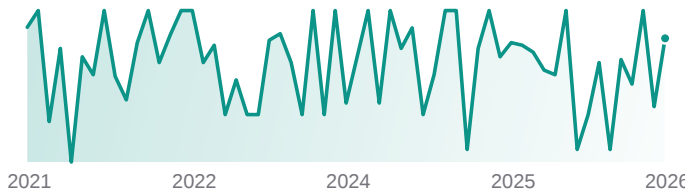
Buyer mix

Cash 38% · Investor 0% · Flip resale 13%



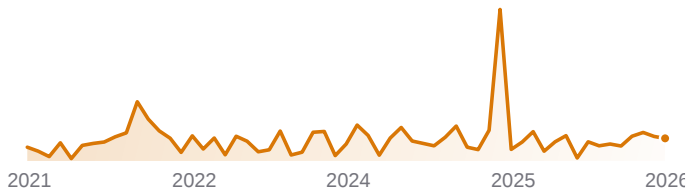
Sellers who sold at a gain

93%

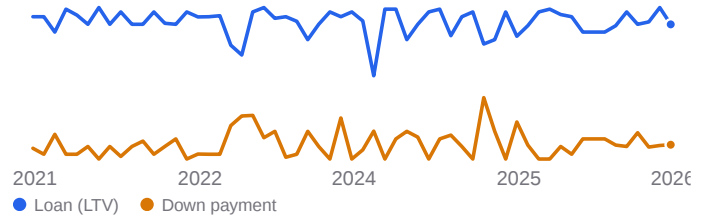


Median annualized return at resale

+8.5%

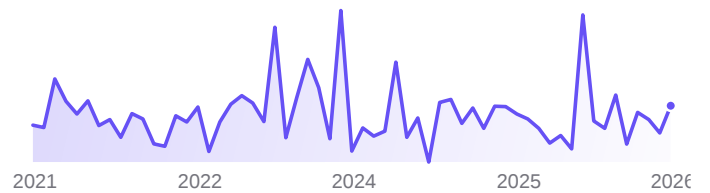


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



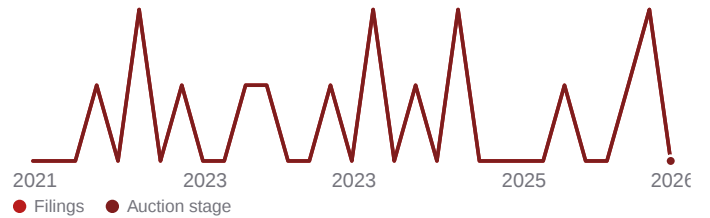
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,834
Median value (AVM)	\$165K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1975
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.0%
Owner occupied	74%
Company owned	6.3%
Median loan-to-value	25%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	10,406
Density	78 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	220
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	11.7%
Unemployment	1.2%
Average temp	59°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.