

Big Sandy 38221

ZIP code · TN · Tennessee > Benton County > Big Sandy

SELLER'S MARKET

\$190K

MEDIAN SALE PRICE

+21.2%

1-YR CHANGE

103

SALES (12 MO)

\$190K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

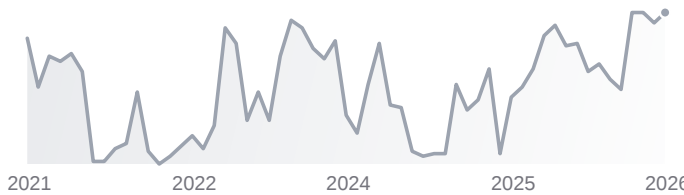
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

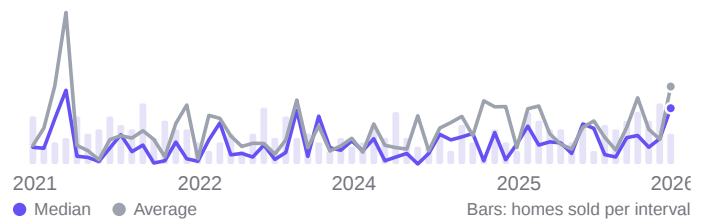
Market temperature (0–100)

77 / 100



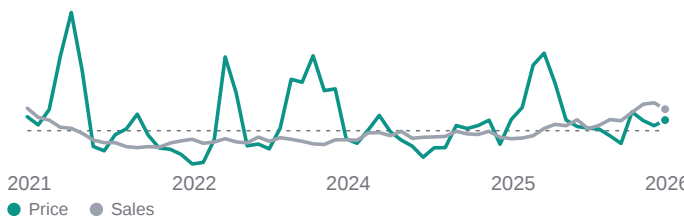
Sale prices

Median \$300K · Average \$403K



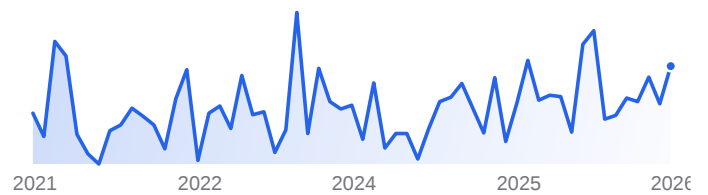
Growth (year over year)

Price +21.2% · Sales +43.1%



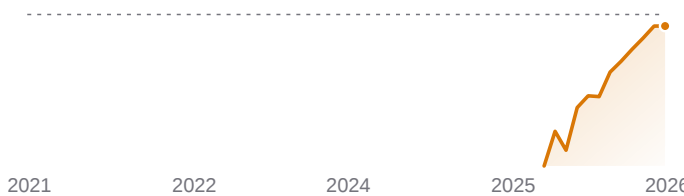
Price per square foot

\$161/ft²



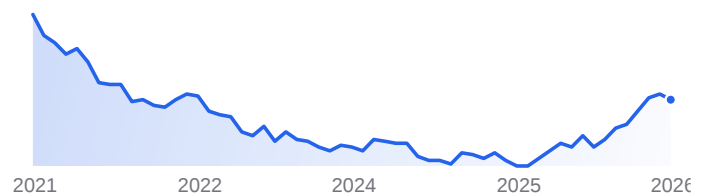
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

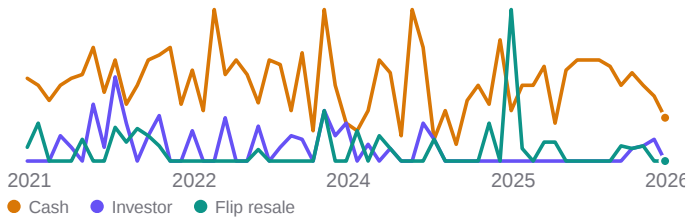
5.1%



BUYERS & OUTCOMES

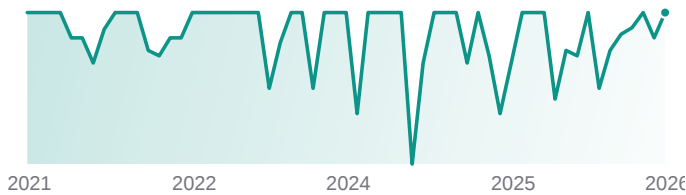
Buyer mix

Cash 29% · Investor 0% · Flip resale 0%



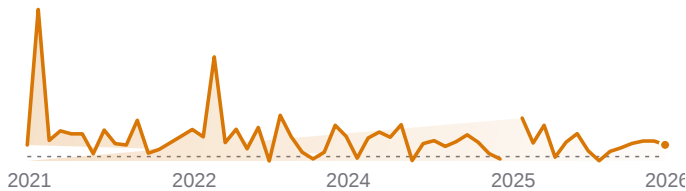
Sellers who sold at a gain

100%

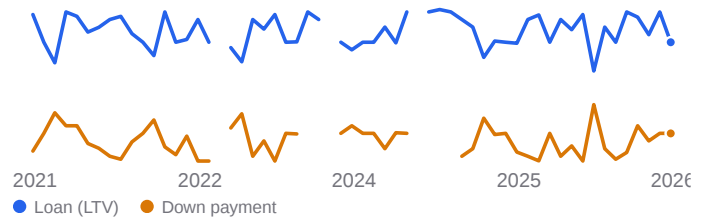


Median annualized return at resale

+5.6%

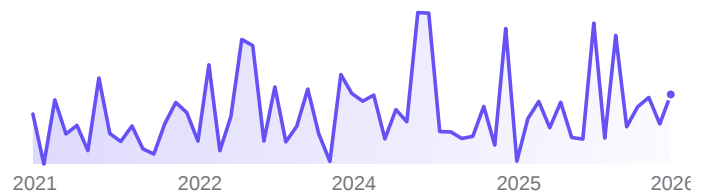


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



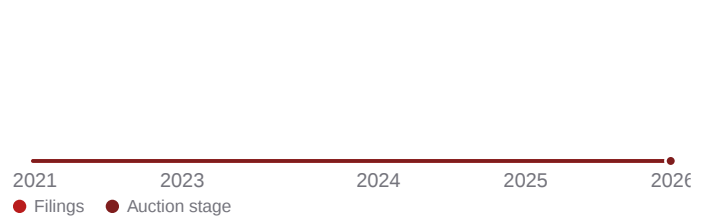
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,014
Median value (AVM)	\$190K
Median size	1,275 ft²
Median year built	1988
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.3%
Owner occupied	65%
Company owned	5.2%
Median loan-to-value	0%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	3,285
Density	25 / mi²
Median household income	\$53K
Average household income	\$66K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	146
Homes occupied	74%
Bachelor's or higher	5%
Poverty rate	16.4%
Unemployment	1.1%
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.