

Cottage Grove 38224

ZIP code · TN · Tennessee > Henry County > Cottage Grove

STRONG SELLER'S MARKET

\$167K

MEDIAN SALE PRICE

+20.9%

1-YR CHANGE

19

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 82 / 100

Buyer's market

Balanced

Seller's market

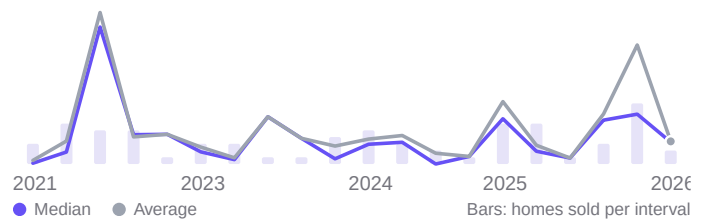
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

82 / 100

Sale prices

Median \$132K · Average \$135K

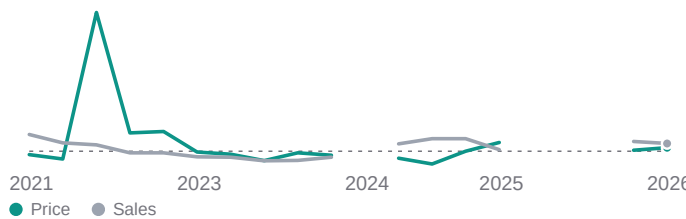


Growth (year over year)

Price +20.9% · Sales +46.2%

Price per square foot

\$138/ft²

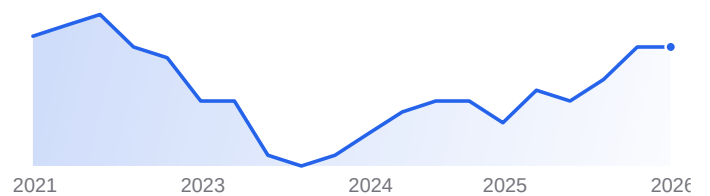


Sale premium vs estimated value

-19.6%

Annual turnover (share of homes sold)

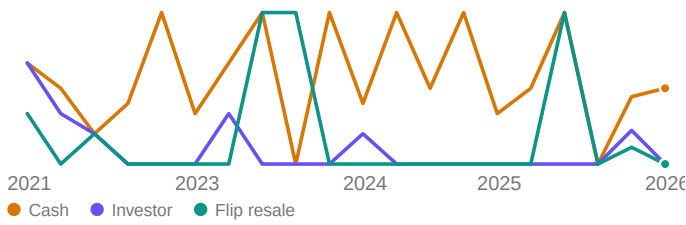
5.1%



BUYERS & OUTCOMES

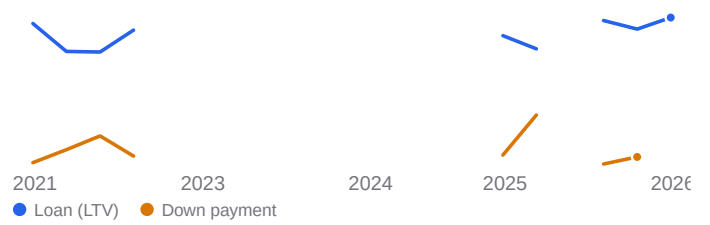
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



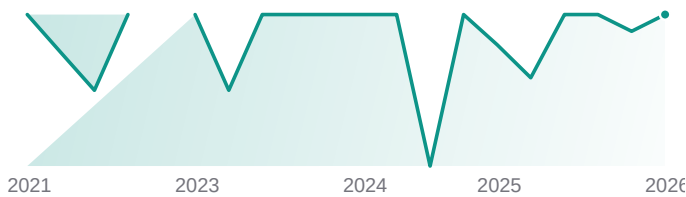
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 7.7%



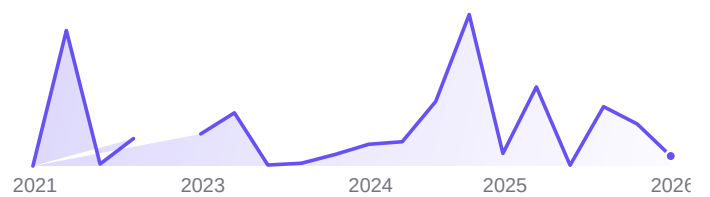
Sellers who sold at a gain

100%



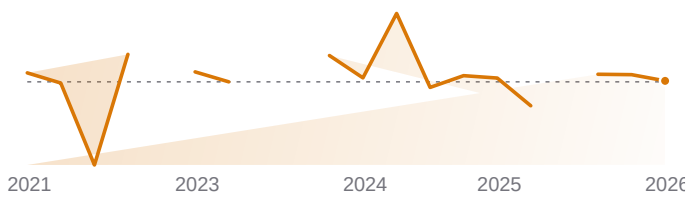
Typical hold before selling

1.7 yrs



Median annualized return at resale

+0.8%



HOUSING STOCK

Homes	376
Median value (AVM)	\$172K
Median size	1,496 ft²
Median bedrooms	1
Median year built	1978
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	6.1%
Owner occupied	79%
Company owned	7.2%
Median loan-to-value	25%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	1,146
Density	19 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	224
Homes occupied	89%
Bachelor's or higher	14%
Poverty rate	20.1%
Unemployment	1.3%
Average temp	58°F
Annual precip	54 in
Sunshine	64%

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