

Gleason 38229

ZIP code · TN · Tennessee > Weakley County > Gleason

BUYER'S MARKET

\$137K

MEDIAN SALE PRICE

-57.4%

1-YR CHANGE

42

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



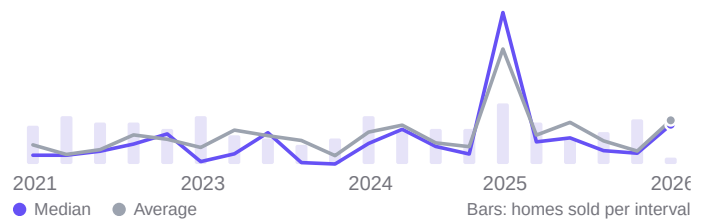
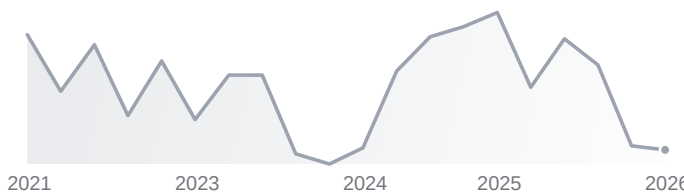
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$189K · Average \$205K

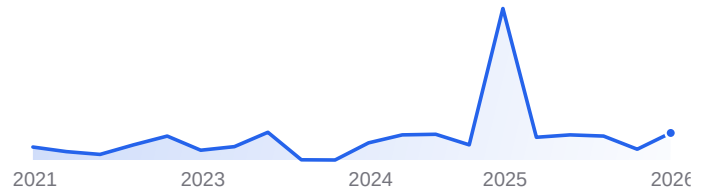
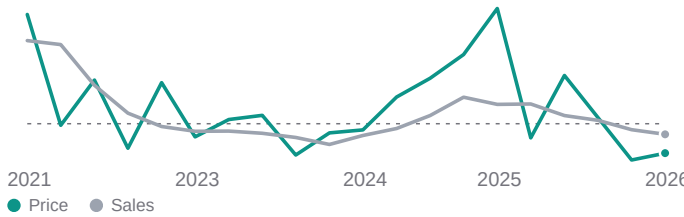


Growth (year over year)

Price -57.4% · Sales -20.8%

Price per square foot

\$100/ft²

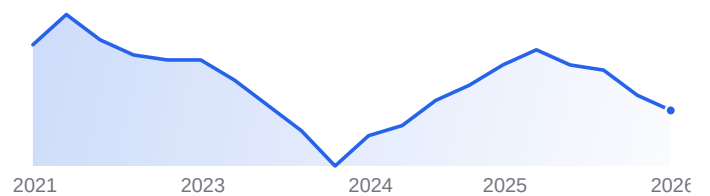
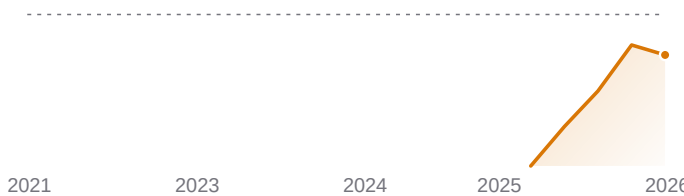


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

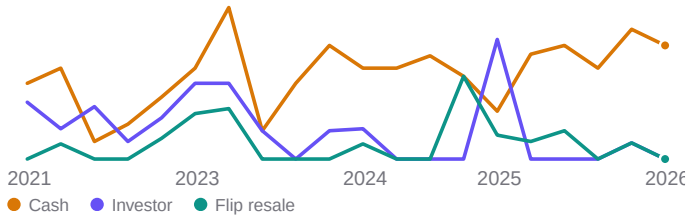
3.6%



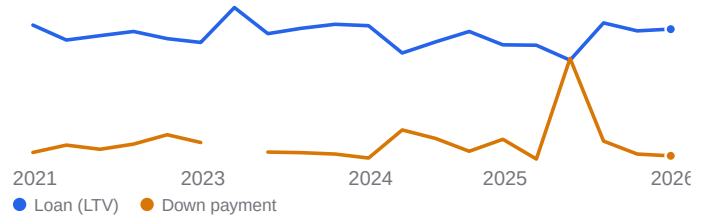
BUYERS & OUTCOMES

Buyer mix

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

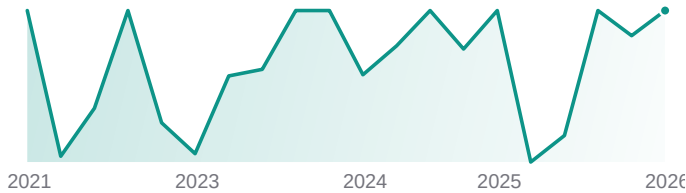


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



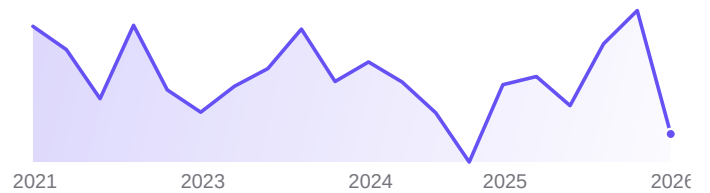
Sellers who sold at a gain

100%



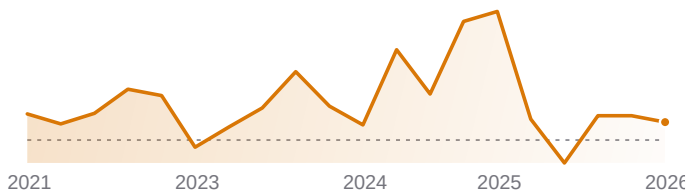
Typical hold before selling

3.3 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,182
Median value (AVM)	\$165K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1973
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.8%
Owner occupied	72%
Company owned	5.8%
Median loan-to-value	30%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	2,658
Density	42 / mi²
Median household income	\$49K
Average household income	\$64K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	244
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	16.6%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.