

Kenton 38233

ZIP code · TN · Tennessee > Obion County > Kenton

SELLER'S MARKET

\$134K

MEDIAN SALE PRICE

+117.2%

1-YR CHANGE

44

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

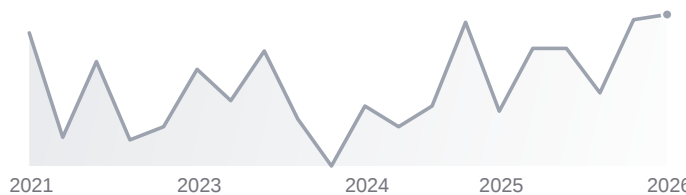
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

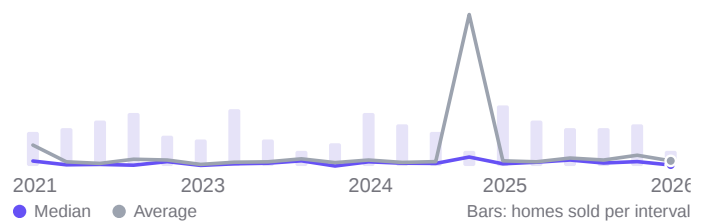
Market temperature (0–100)

76 / 100



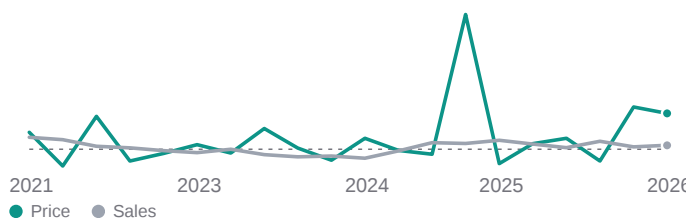
Sale prices

Median \$50K · Average \$119K



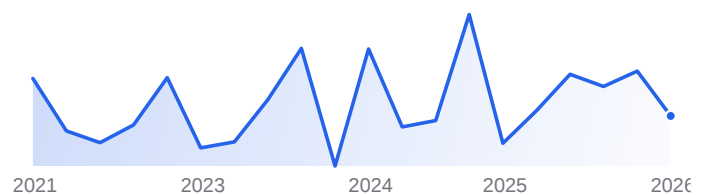
Growth (year over year)

Price +117.2% · Sales +12.8%



Price per square foot

\$54/ft²



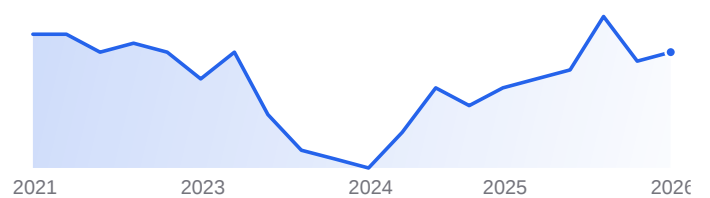
Sale premium vs estimated value

-35.3%



Annual turnover (share of homes sold)

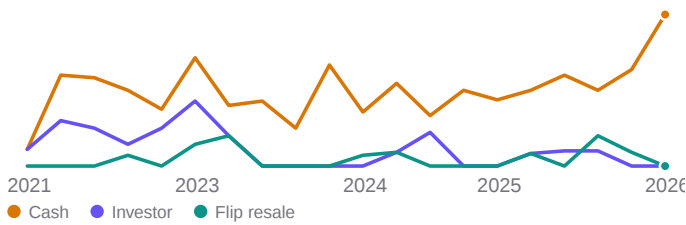
3.7%



BUYERS & OUTCOMES

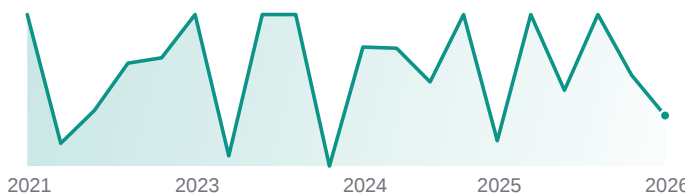
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



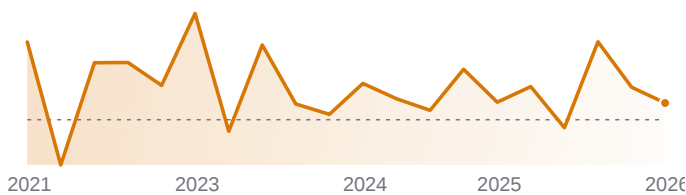
Sellers who sold at a gain

67%



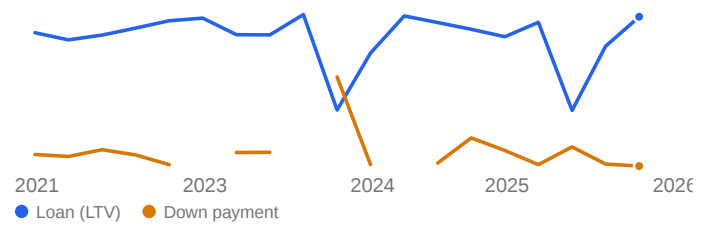
Median annualized return at resale

+2.6%



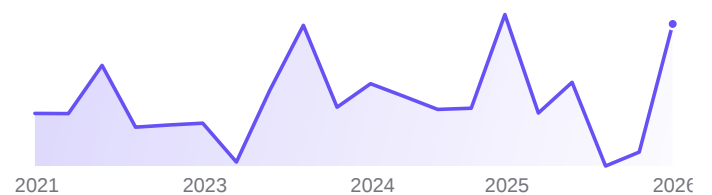
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 0.9%



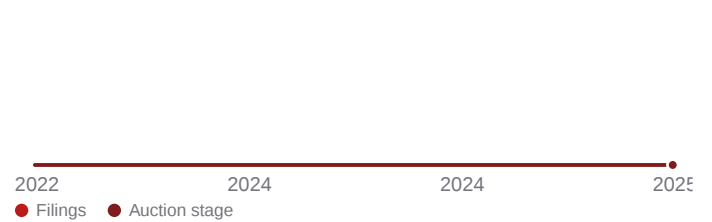
Typical hold before selling

15.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,182
Median value (AVM)	\$126K
Median size	1,456 ft²
Median bedrooms	5
Median year built	1965
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.1%
Owner occupied	73%
Company owned	6.3%
Median loan-to-value	18%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	2,296
Density	27 / mi²
Median household income	\$53K
Average household income	\$67K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	424
Homes occupied	92%
Bachelor's or higher	6%
Poverty rate	10.2%
Unemployment	1.1%
Average temp	59°F
Annual precip	53 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.