

Mansfield 38236

ZIP code · TN · Tennessee > Henry County

BUYER'S MARKET

\$225K

MEDIAN SALE PRICE

+111.9%

1-YR CHANGE

11

SALES (12 MO)

\$199K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



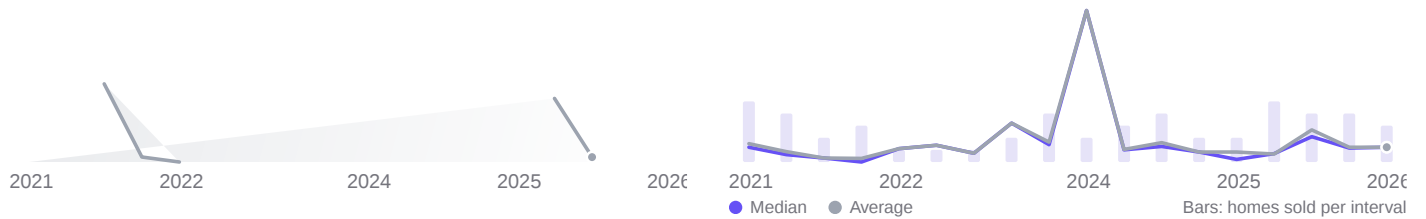
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$225K · Average \$225K



Growth (year over year)

Price +111.9% · Sales -15.4%

Price per square foot

\$155/ft²

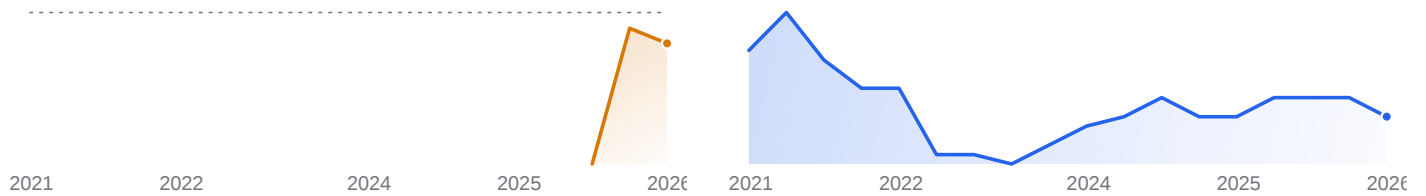


Sale premium vs estimated value

-12.0%

Annual turnover (share of homes sold)

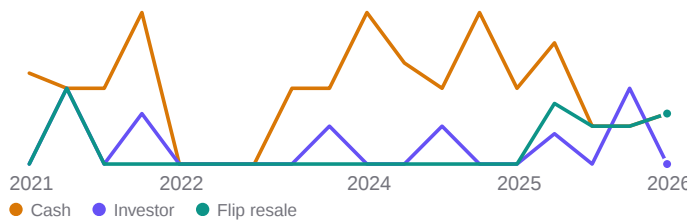
4.1%



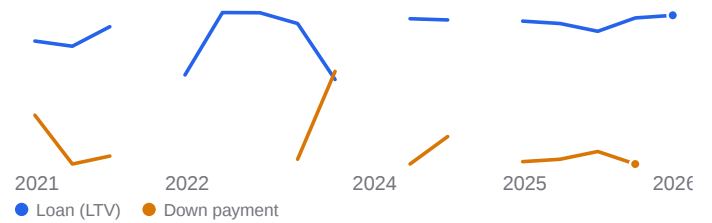
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 33%

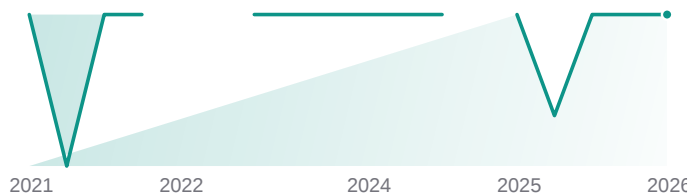


Financing (share of purchase price) Loan (LTV) 100% · Down payment 1.8%



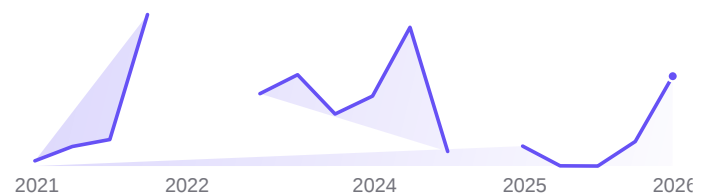
Sellers who sold at a gain

100%



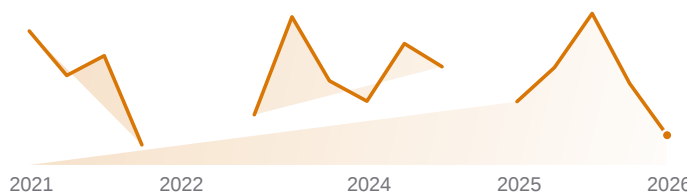
Typical hold before selling

11.7 yrs



Median annualized return at resale

+3.9%



HOUSING STOCK

Homes	271
Median value (AVM)	\$199K
Median size	1,350 ft²
Median year built	1985
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	5.5%
Owner occupied	75%
Company owned	4.4%
Median loan-to-value	13%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	1,007
Density	24 / mi²
Median household income	\$46K
Average household income	\$73K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	176
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	14.7%
Unemployment	1.2%
Average temp	58°F
Annual precip	54 in
Sunshine	64%

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