

Trezevant 38258

ZIP code · TN · Tennessee > Carroll County > Trezevant

STRONG SELLER'S MARKET

\$97K

MEDIAN SALE PRICE

37

SALES (12 MO)

\$107K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 80 / 100

Buyer's market

Balanced

Seller's market

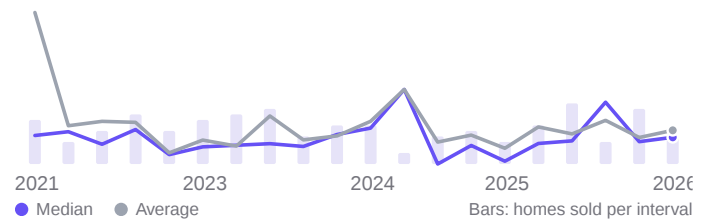
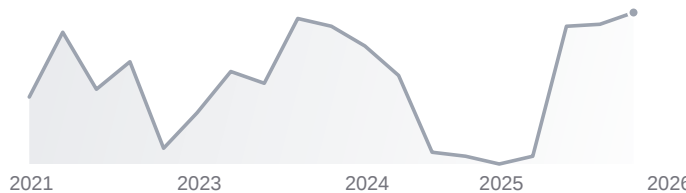
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

80 / 100

Sale prices

Median \$83K · Average \$99K

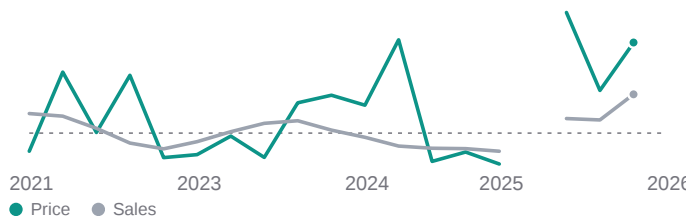


Growth (year over year)

Price +206.1% · Sales +88.2%

Price per square foot

\$73/ft²

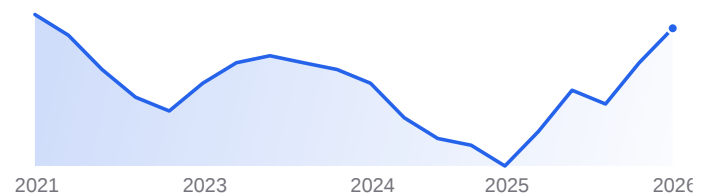


Sale premium vs estimated value

-6.4%

Annual turnover (share of homes sold)

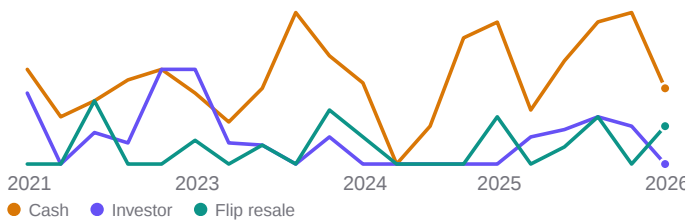
4.8%



BUYERS & OUTCOMES

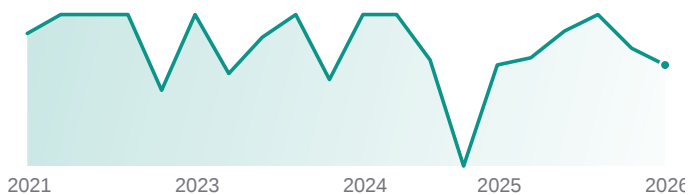
Buyer mix

Cash 40% · Investor 0% · Flip resale 20%



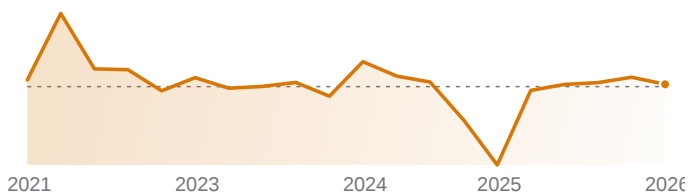
Sellers who sold at a gain

67%

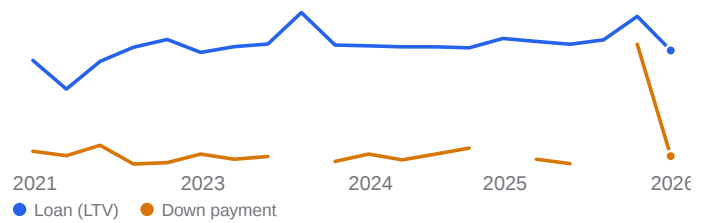


Median annualized return at resale

+2.5%

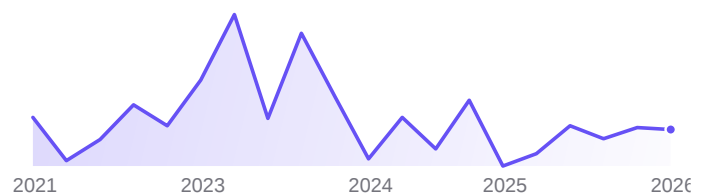


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	769
Median value (AVM)	\$107K
Median size	1,314 ft²
Median year built	1962
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	4.0%
Owner occupied	70%
Company owned	4.6%
Median loan-to-value	0%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	1,200
Density	44 / mi²
Median household income	\$60K
Average household income	\$66K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	222
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	11.8%
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.