

Jackson 38301

ZIP code · TN · Tennessee > Madison County > Jackson

BALANCED MARKET

\$133K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

499

SALES (12 MO)

\$128K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



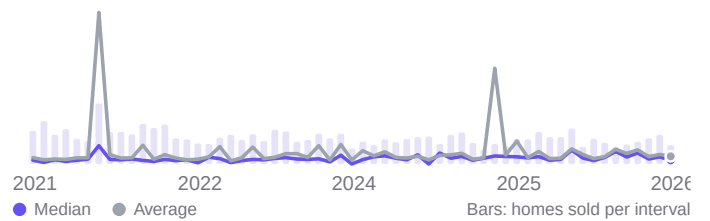
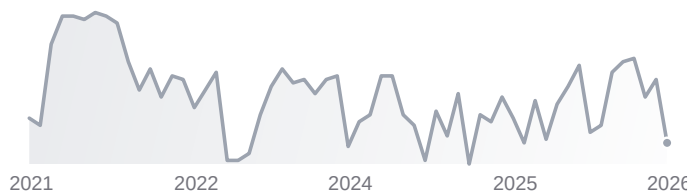
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$113K · Average \$162K

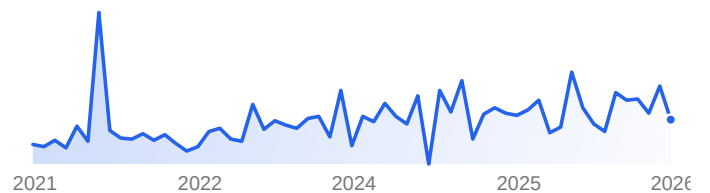
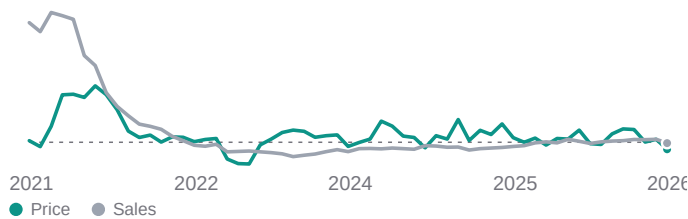


Growth (year over year)

Price -12.9% · Sales -1.6%

Price per square foot

\$93/ft²

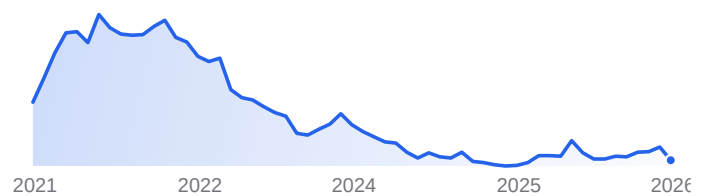
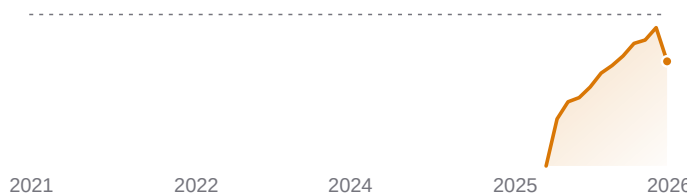


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

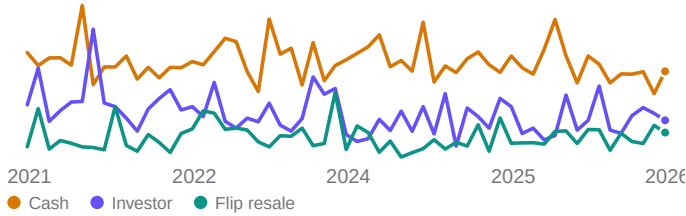
3.9%



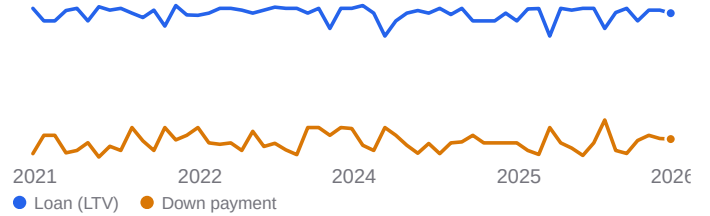
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 18% · Flip resale 12%

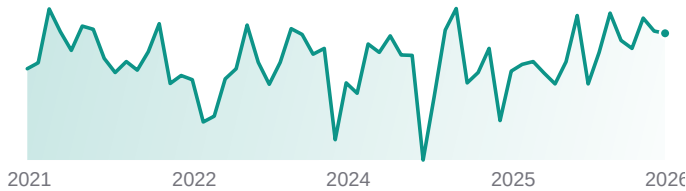


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



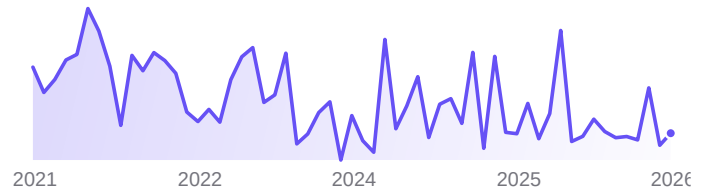
Sellers who sold at a gain

90%



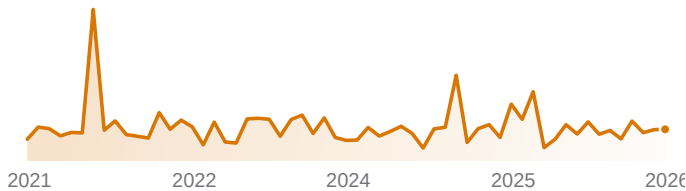
Typical hold before selling

5.0 yrs



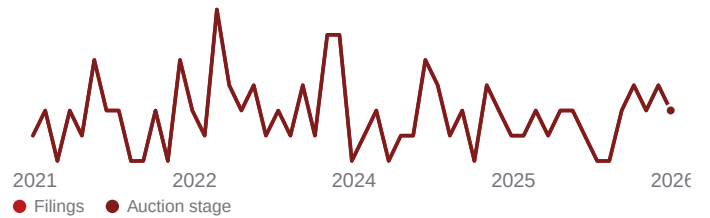
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,814
Median value (AVM)	\$128K
Median size	1,387 ft²
Median bedrooms	3
Median year built	1960
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.3%
Owner occupied	57%
Company owned	20%
Median loan-to-value	26%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	35,777
Density	217 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	186
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	25.4%
Unemployment	1.1%
Average temp	60°F
Annual precip	55 in
Sunshine	64%

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