

Beech Bluff 38313

ZIP code · TN · Tennessee > Henderson County > Beech Bluff

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+380.8%

1-YR CHANGE

37

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

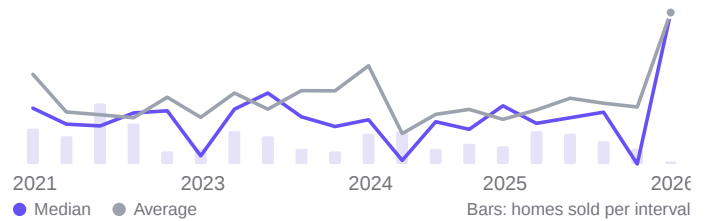
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$510K · Average \$510K

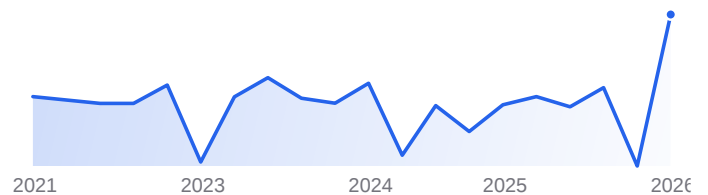
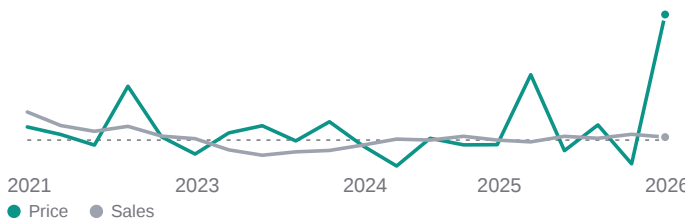


Growth (year over year)

Price +380.8% · Sales +8.8%

Price per square foot

\$218/ft²

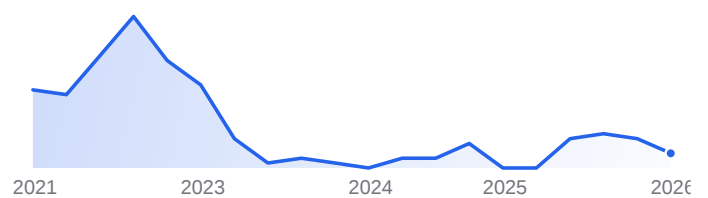


Sale premium vs estimated value

+32.7%

Annual turnover (share of homes sold)

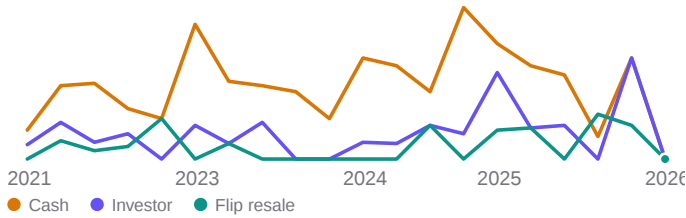
2.7%



BUYERS & OUTCOMES

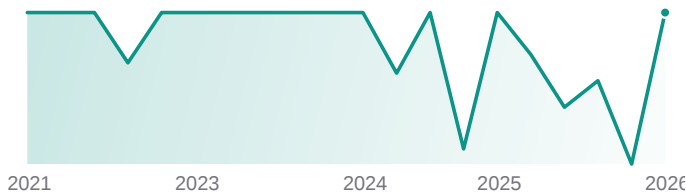
Buyer mix

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



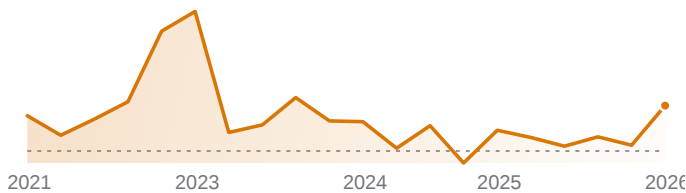
Sellers who sold at a gain

100%

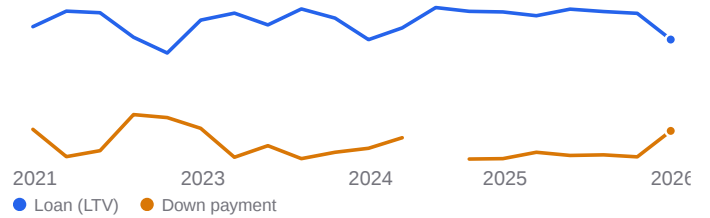


Median annualized return at resale

+15.7%

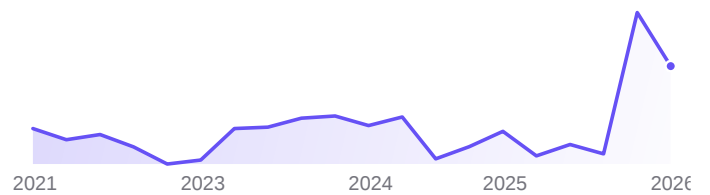


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

19.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,370
Median value (AVM)	\$228K
Median size	1,596 ft²
Median bedrooms	3
Median year built	1991
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	6.1%
Median loan-to-value	34%
Typical ownership tenure	16.1 yrs

COMMUNITY

Population	3,304
Density	47 / mi²
Median household income	\$81K
Average household income	\$103K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	151
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	7.8%
Unemployment	1.1%
Average temp	59°F
Annual precip	55 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.