

Bethel Springs 38315

ZIP code · TN · Tennessee > McNairy County > Bethel Springs

BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

+14.5%

1-YR CHANGE

26

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



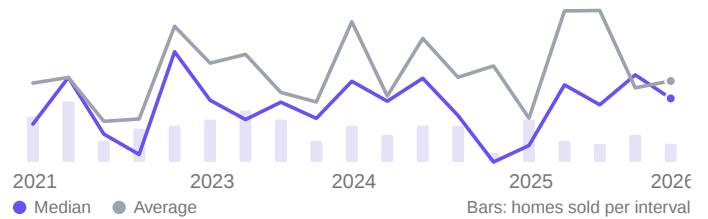
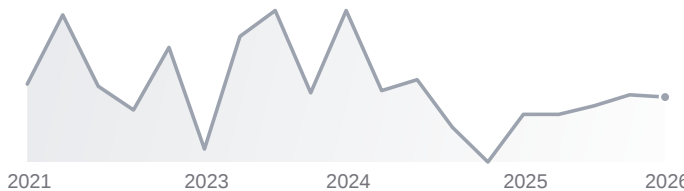
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$125K · Average \$147K

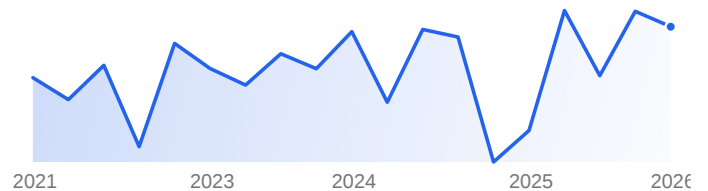
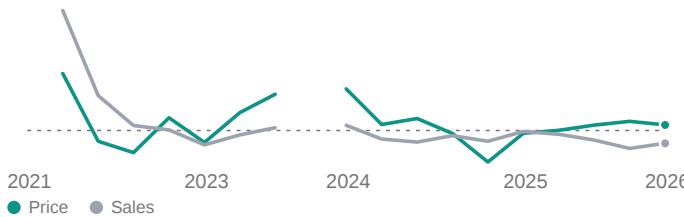


Growth (year over year)

Price +14.5% · Sales -33.3%

Price per square foot

\$109/ft²

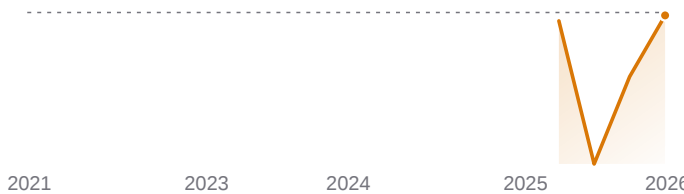


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

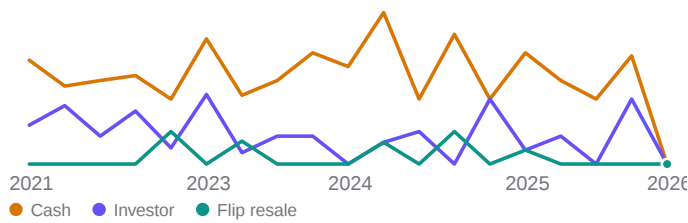
1.6%



BUYERS & OUTCOMES

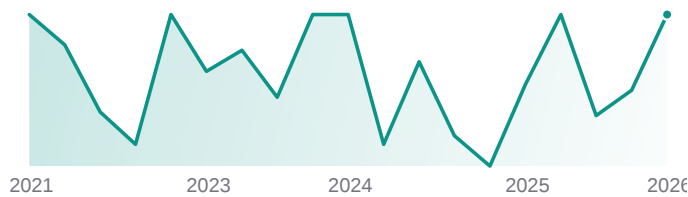
Buyer mix

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



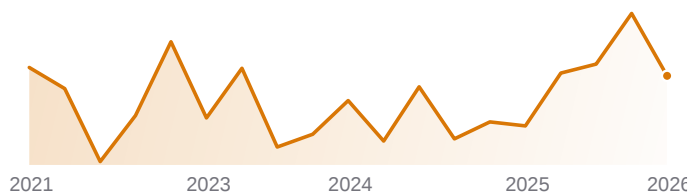
Sellers who sold at a gain

100%

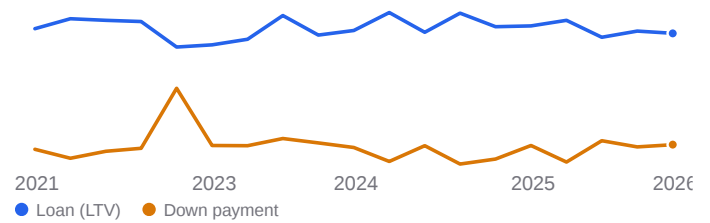


Median annualized return at resale

+8.4%

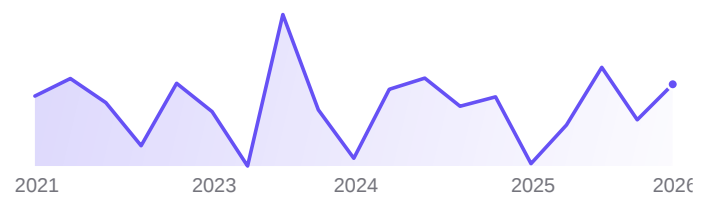


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

14.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,669
Median value (AVM)	\$157K
Median size	1,325 ft²
Median bedrooms	3
Median year built	1982
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.3%
Owner occupied	73%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	3,789
Density	37 / mi²
Median household income	\$52K
Average household income	\$63K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	121
Homes occupied	86%
Bachelor's or higher	8%
Poverty rate	14.6%
Unemployment	1.1%
Average temp	60°F
Annual precip	57 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.