

Camden 38320

ZIP code · TN · Tennessee > Benton County > Camden

BALANCED MARKET

\$182K

MEDIAN SALE PRICE

+32.7%

1-YR CHANGE

182

SALES (12 MO)

\$198K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



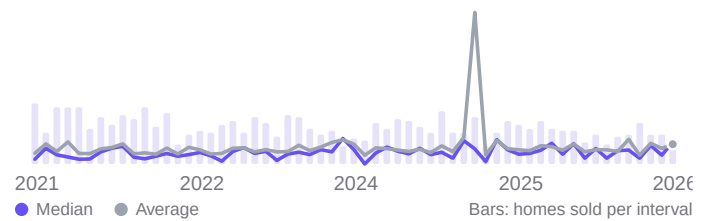
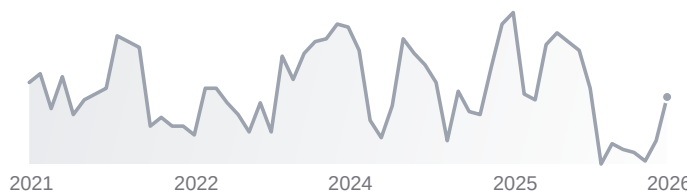
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$230K · Average \$210K

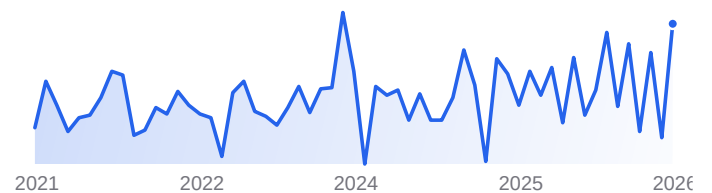
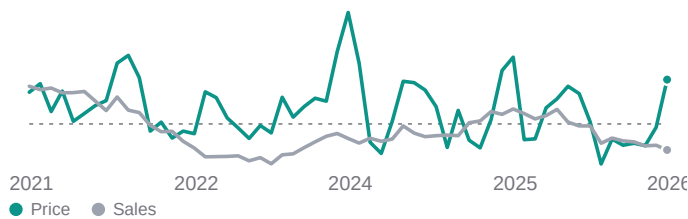


Growth (year over year)

Price +32.7% · Sales -19.1%

Price per square foot

\$166/ft²

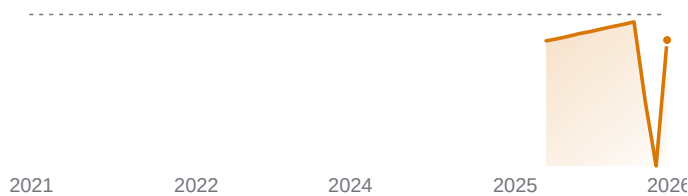


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

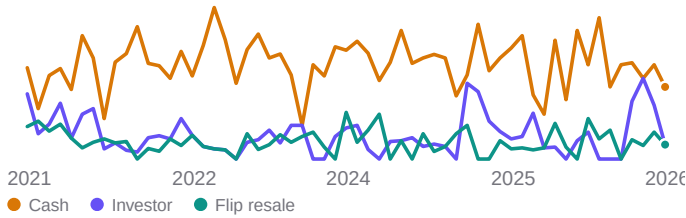
3.7%



BUYERS & OUTCOMES

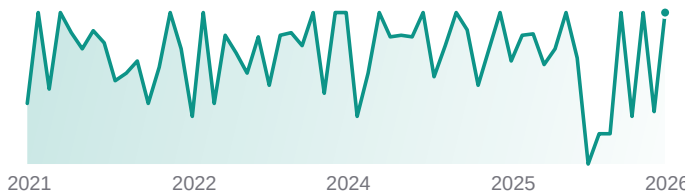
Buyer mix

Cash 36% · Investor 7.1% · Flip resale 7.1%



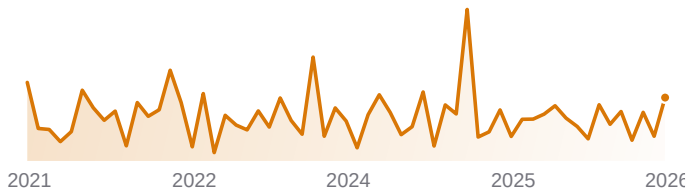
Sellers who sold at a gain

100%

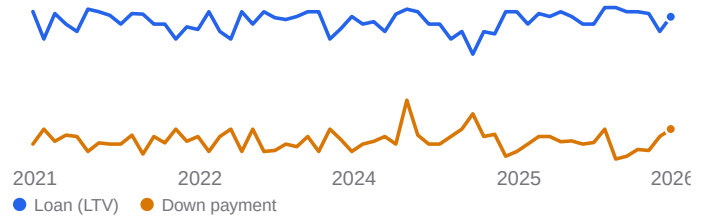


Median annualized return at resale

+12.3%

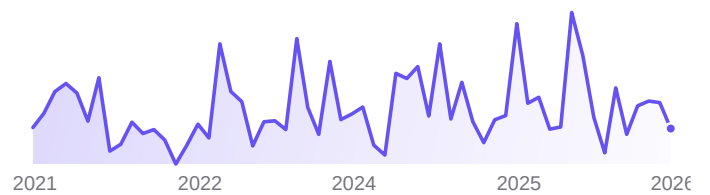


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



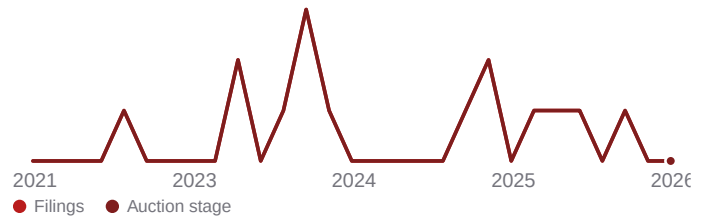
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,952
Median value (AVM)	\$198K
Median size	1,377 ft²
Median bedrooms	2
Median year built	1977
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.7%
Owner occupied	71%
Company owned	6.6%
Median loan-to-value	16%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	10,314
Density	67 / mi²
Median household income	\$51K
Average household income	\$66K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	142
Homes occupied	87%
Bachelor's or higher	6%
Poverty rate	15.2%
Unemployment	1.4%
Average temp	59°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.