

Guys 38339

ZIP code · TN · Tennessee > McNairy County > Guys

SELLER'S MARKET

\$230K

MEDIAN SALE PRICE

10

SALES (12 MO)

\$154K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

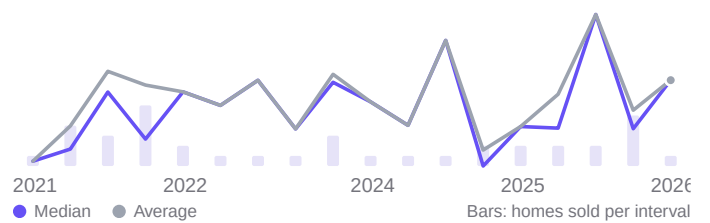
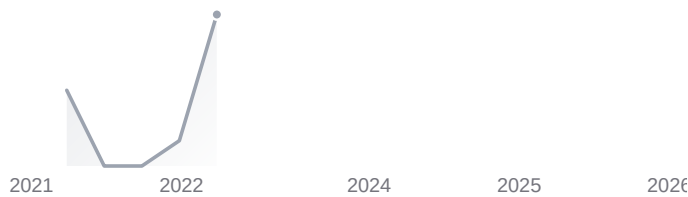
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$250K · Average \$250K

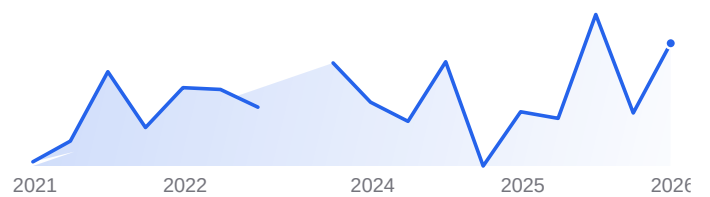
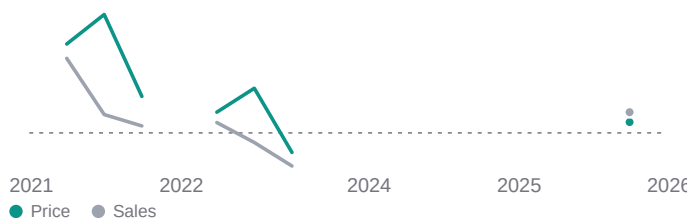


Growth (year over year)

Price +26.0% · Sales +50.0%

Price per square foot

\$185/ft²

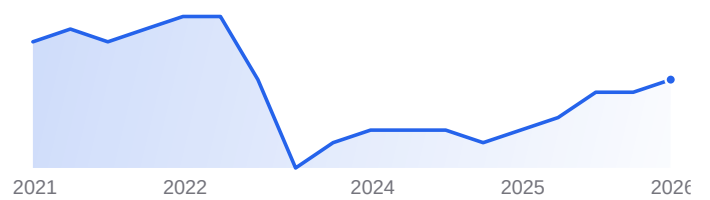


Sale premium vs estimated value

+170.0%

Annual turnover (share of homes sold)

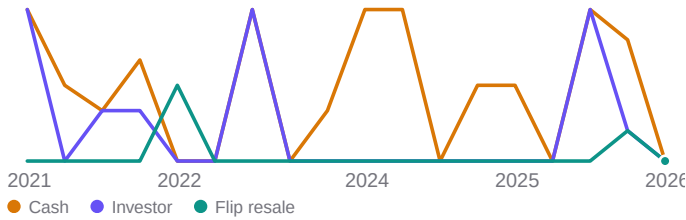
2.8%



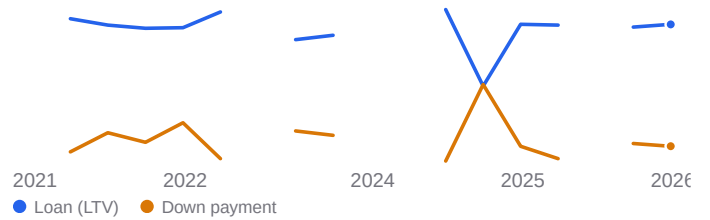
BUYERS & OUTCOMES

Buyer mix

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

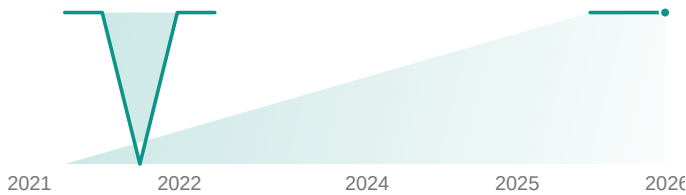


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



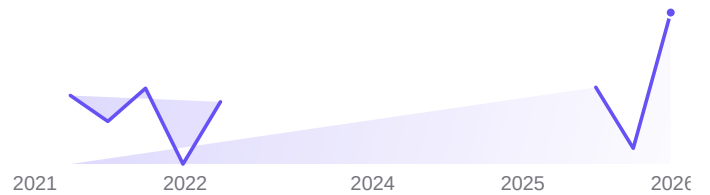
Sellers who sold at a gain

100%



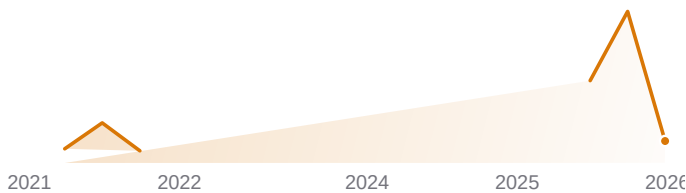
Typical hold before selling

37.2 yrs



Median annualized return at resale

+6.4%



HOUSING STOCK

Homes	355
Median value (AVM)	\$154K
Median size	1,464 ft²
Median year built	1984
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	2.5%
Median loan-to-value	13%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	737
Density	41 / mi²
Median household income	\$50K
Average household income	\$70K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	86
Homes occupied	85%
Bachelor's or higher	8%
Poverty rate	15.6%
Unemployment	0.9%
Average temp	60°F
Annual precip	58 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.