

Holladay 38341

ZIP code · TN · Tennessee > Benton County > Holladay

BUYER'S MARKET

\$115K

MEDIAN SALE PRICE

-22.8%

1-YR CHANGE

41

SALES (12 MO)

\$143K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



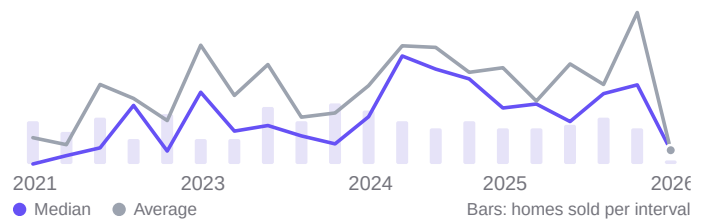
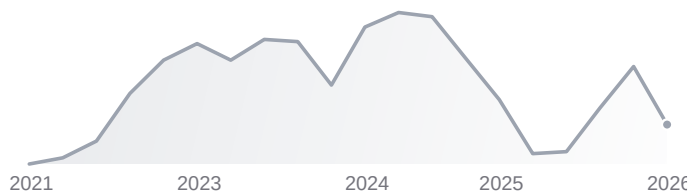
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$53K · Average \$53K

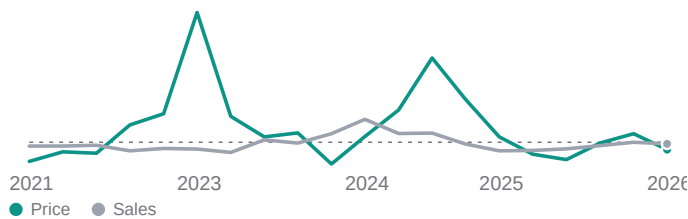


Growth (year over year)

Price -22.8% · Sales -4.7%

Price per square foot

\$133/ft²

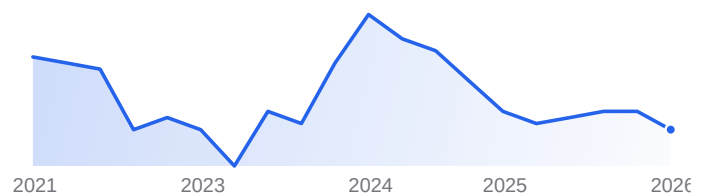


Sale premium vs estimated value

+21.8%

Annual turnover (share of homes sold)

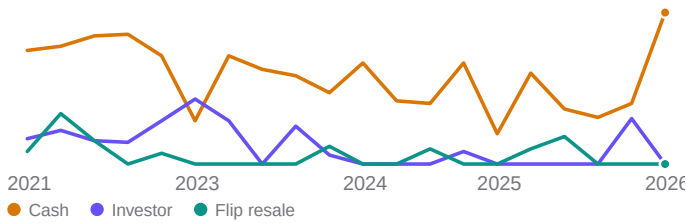
3.2%



BUYERS & OUTCOMES

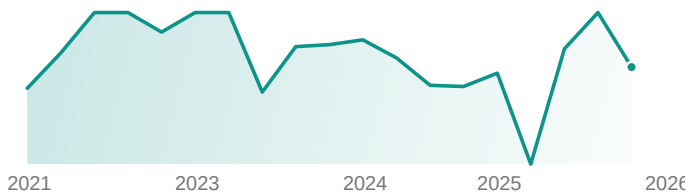
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



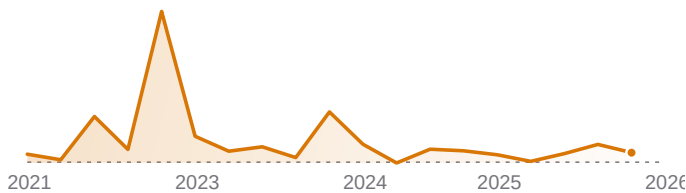
Sellers who sold at a gain

80%

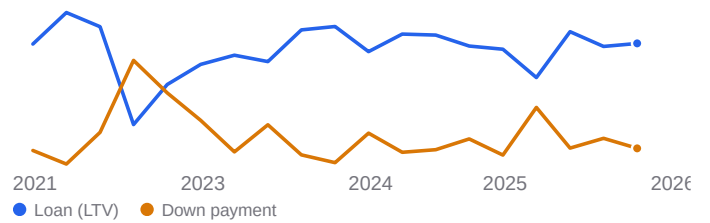


Median annualized return at resale

+5.5%

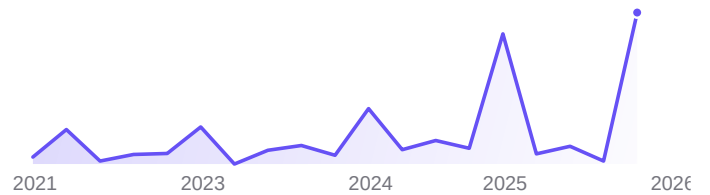


Financing (share of purchase price) Loan (LTV) 83% · Down payment 12%



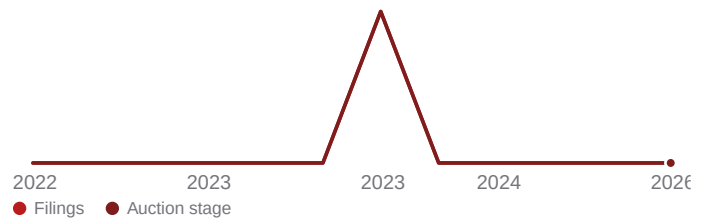
Typical hold before selling

26.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,292
Median value (AVM)	\$143K
Median size	1,248 ft²
Median bedrooms	2
Median year built	1990
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	2.7%
Owner occupied	65%
Company owned	7.0%
Median loan-to-value	0%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	2,242
Density	16 / mi²
Median household income	\$48K
Average household income	\$62K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	123
Homes occupied	75%
Bachelor's or higher	7%
Poverty rate	25.6%
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.