

# Medina 38355

ZIP code · TN · Tennessee > Gibson County > Medina

BALANCED MARKET

**\$363K**

MEDIAN SALE PRICE

**+12.7%**

1-YR CHANGE

**141**

SALES (12 MO)

**\$328K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



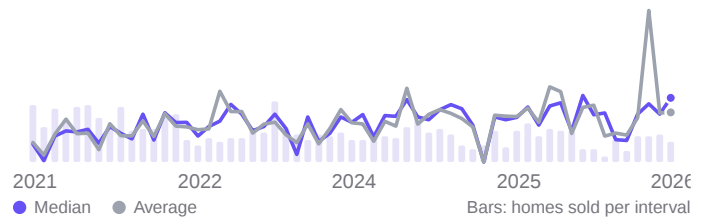
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$390K · Average \$337K

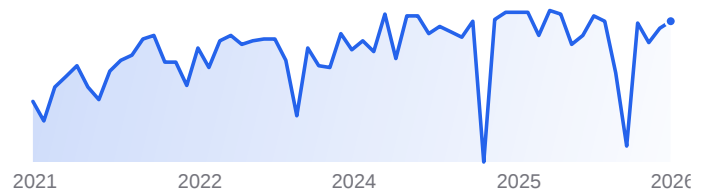
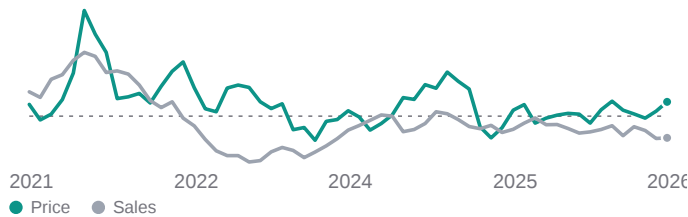


Growth (year over year)

Price +12.7% · Sales -19.4%

Price per square foot

\$173/ft²

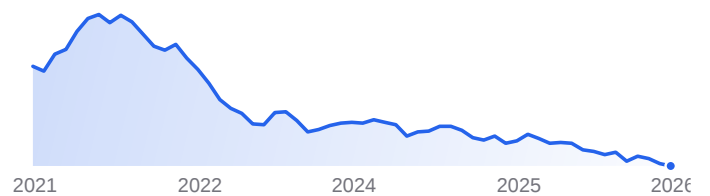
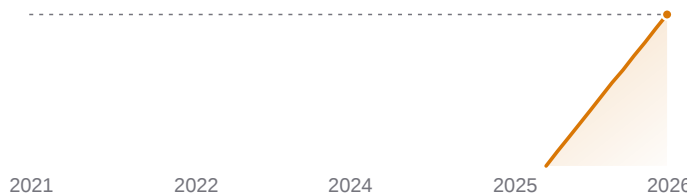


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

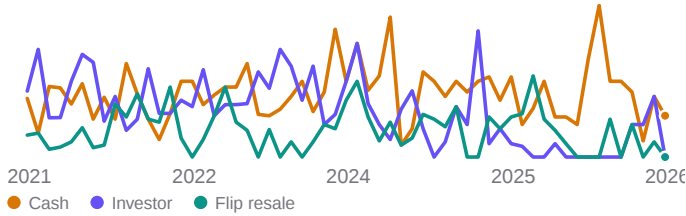
4.8%



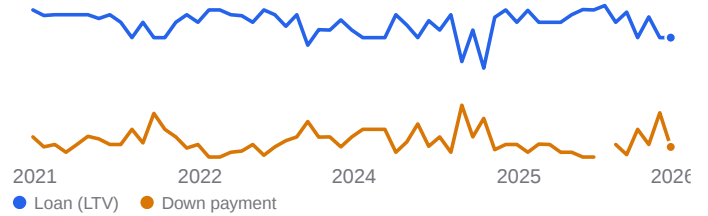
## BUYERS & OUTCOMES

### Buyer mix

Cash 18% · Investor 0% · Flip resale 0%

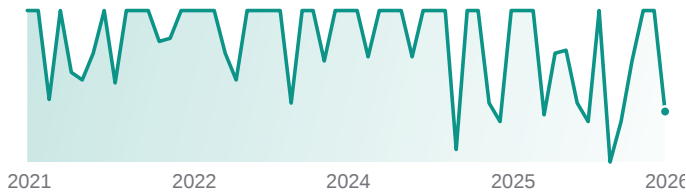


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 8.4%



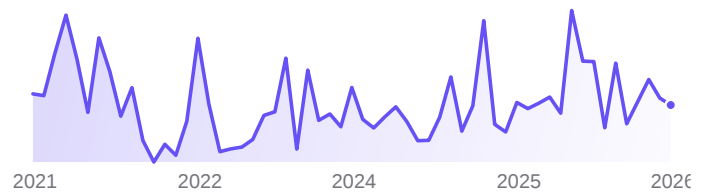
### Sellers who sold at a gain

82%



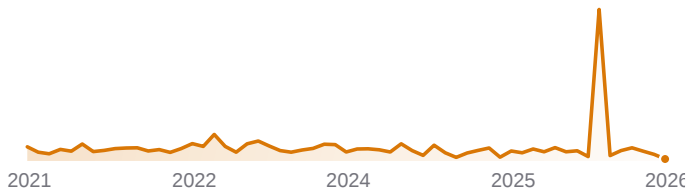
### Typical hold before selling

3.8 yrs



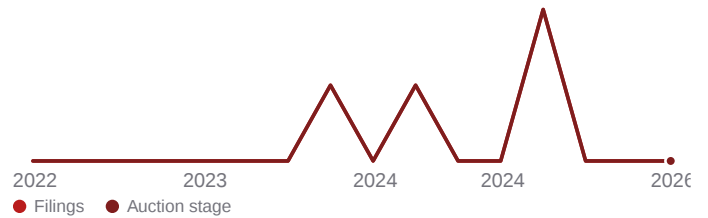
### Median annualized return at resale

+1.4%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,968     |
| Median value (AVM) | \$328K    |
| Median size        | 1,920 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2006      |
| Single family      | 89%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 55%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 81%     |
| Company owned                 | 9.0%    |
| Median loan-to-value          | 47%     |
| Typical ownership tenure      | 8.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 8,374     |
| Density                          | 214 / mi² |
| Median household income          | \$90K     |
| Average household income         | \$116K    |
| Crime index (US avg 100)         | 43        |
| Air pollution index (US avg 100) | 86        |
| Earthquake index (US avg 100)    | 215       |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 19%       |
| Poverty rate                     | 3.1%      |
| Unemployment                     | 1.2%      |
| 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.