

Milan 38358

ZIP code · TN · Tennessee > Gibson County > Milan

SELLER'S MARKET

\$154K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

238

SALES (12 MO)

\$185K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



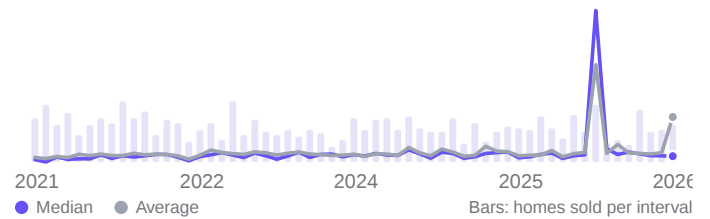
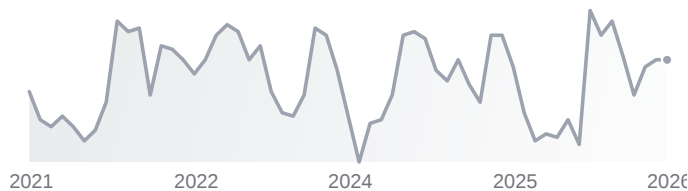
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$149K · Average \$728K

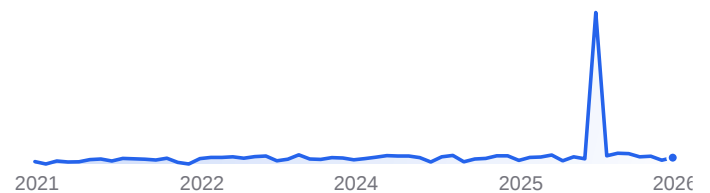
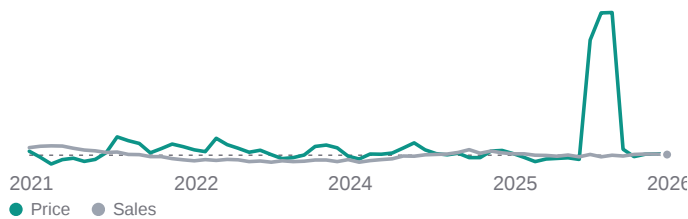


Growth (year over year)

Price +4.9% · Sales +2.1%

Price per square foot

\$122/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

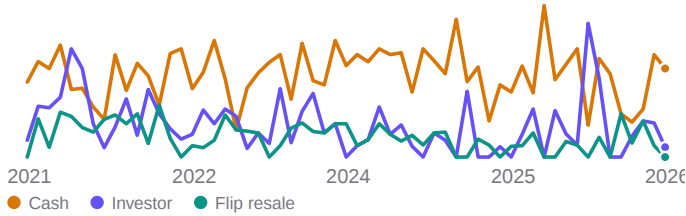
4.9%



BUYERS & OUTCOMES

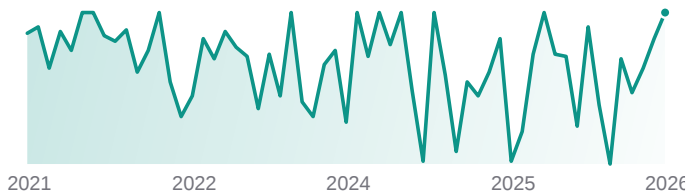
Buyer mix

Cash 41% · Investor 4.5% · Flip resale 0%



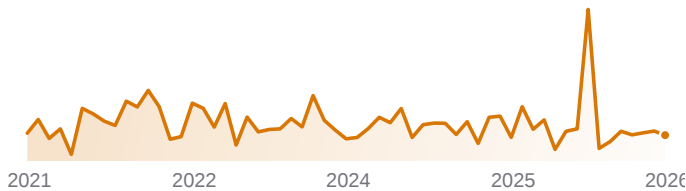
Sellers who sold at a gain

100%

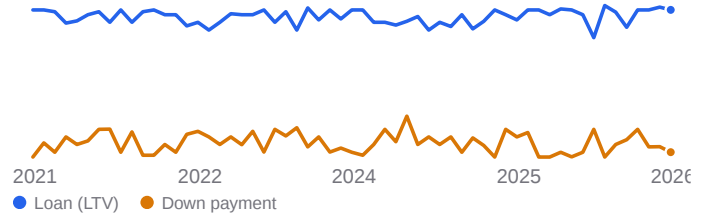


Median annualized return at resale

+5.6%

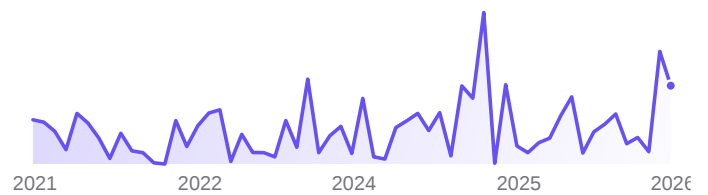


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,842
Median value (AVM)	\$185K
Median size	1,495 ft²
Median year built	1972
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.6%
Owner occupied	72%
Company owned	7.9%
Median loan-to-value	36%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	12,034
Density	150 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	236
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	12.9%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.