

Oakfield 38362

ZIP code · TN · Tennessee > Madison County

SELLER'S MARKET

\$206K

MEDIAN SALE PRICE

+58.9%

1-YR CHANGE

21

SALES (12 MO)

\$204K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

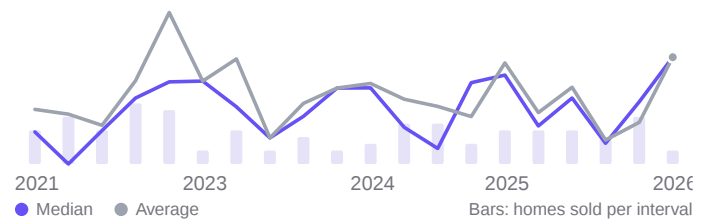
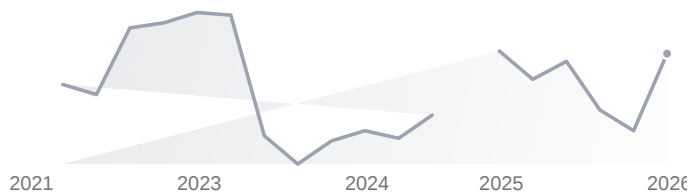
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$230K · Average \$230K

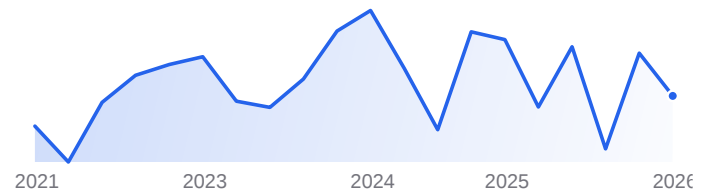
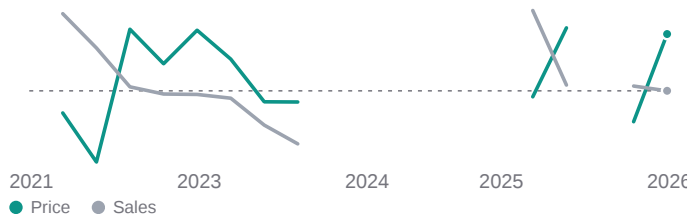


Growth (year over year)

Price +58.9% · Sales +0.0%

Price per square foot

\$114/ft²

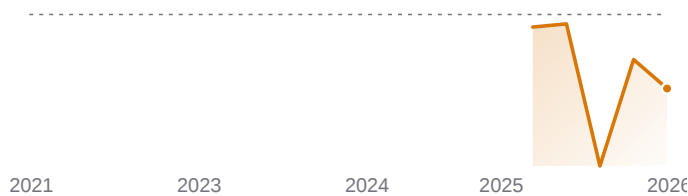


Sale premium vs estimated value

-14.5%

Annual turnover (share of homes sold)

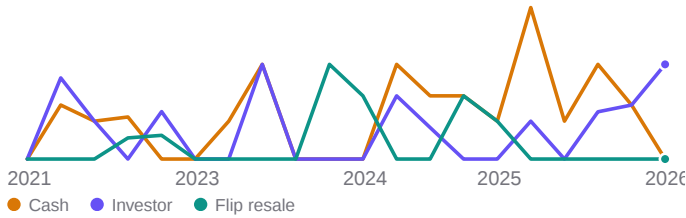
4.1%



BUYERS & OUTCOMES

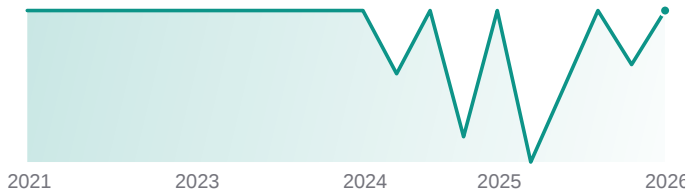
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



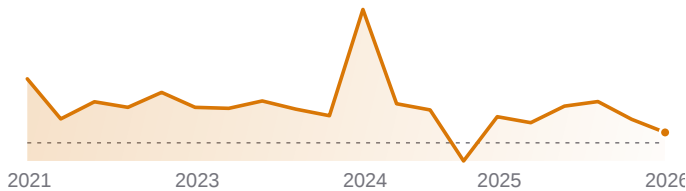
Sellers who sold at a gain

100%



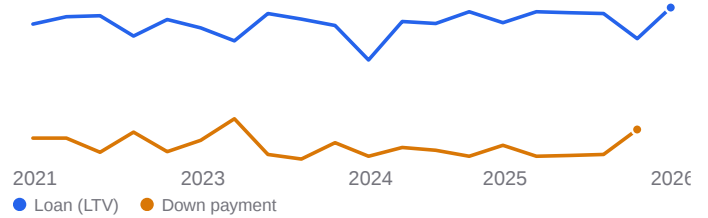
Median annualized return at resale

+1.3%



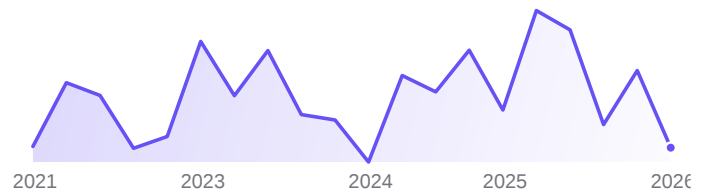
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 20%



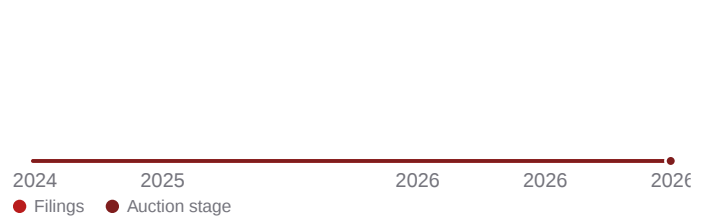
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	518
Median value (AVM)	\$204K
Median size	1,347 ft²
Median bedrooms	4
Median year built	1996
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	11%
Median loan-to-value	46%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	2,181
Density	258 / mi²
Median household income	\$84K
Average household income	\$91K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	201
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	15.3%
Unemployment	1.1%
Average temp	60°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.