

Parsons 38363

ZIP code · TN · Tennessee > Decatur County > Parsons

SELLER'S MARKET

\$162K

MEDIAN SALE PRICE

+39.5%

1-YR CHANGE

101

SALES (12 MO)

\$122K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

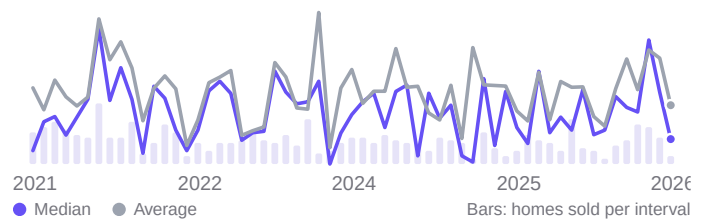
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$67K · Average \$133K

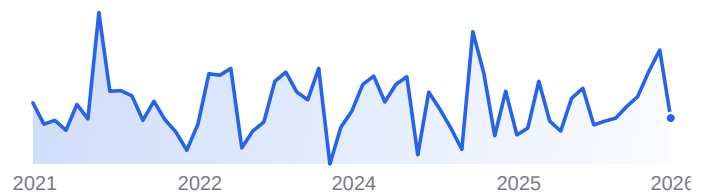
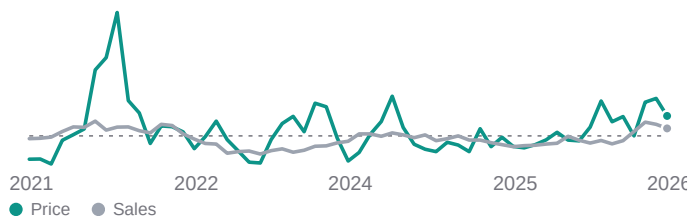


Growth (year over year)

Price +39.5% · Sales +14.8%

Price per square foot

\$79/ft²

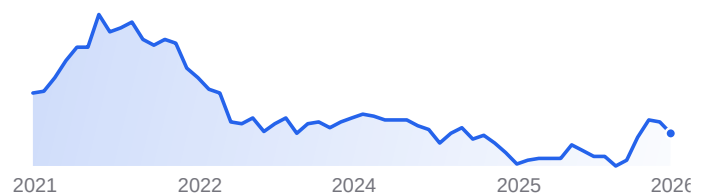


Sale premium vs estimated value

-46.1%

Annual turnover (share of homes sold)

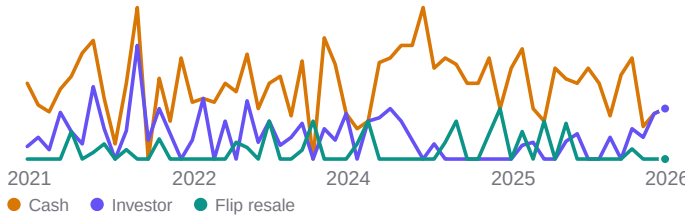
3.5%



BUYERS & OUTCOMES

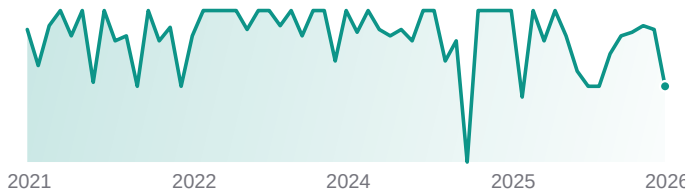
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



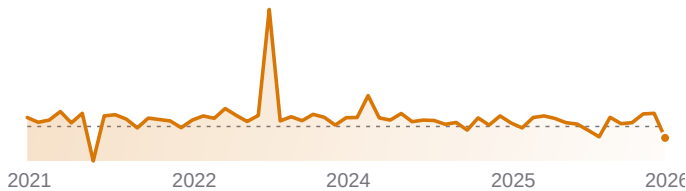
Sellers who sold at a gain

50%

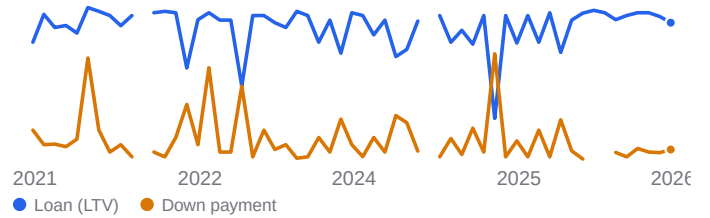


Median annualized return at resale

-12.4%

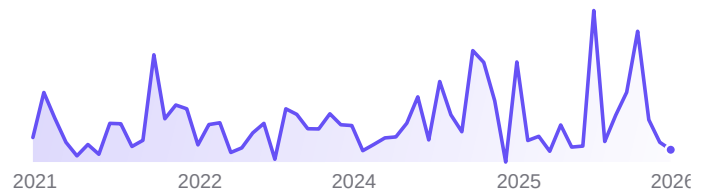


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.7%



Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,905
Median value (AVM)	\$122K
Median size	1,304 ft²
Median bedrooms	3
Median year built	1978
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.6%
Owner occupied	63%
Company owned	6.0%
Median loan-to-value	0%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	5,699
Density	62 / mi²
Median household income	\$50K
Average household income	\$74K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	116
Homes occupied	80%
Bachelor's or higher	10%
Poverty rate	17.6%
Unemployment	1.1%
Average temp	59°F
Annual precip	56 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.