

Savannah 38372

ZIP code · TN · Tennessee > Hardin County > Savannah

BALANCED MARKET

\$193K

MEDIAN SALE PRICE

+21.2%

1-YR CHANGE

321

SALES (12 MO)

\$169K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



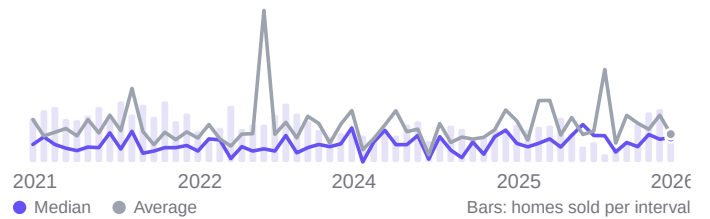
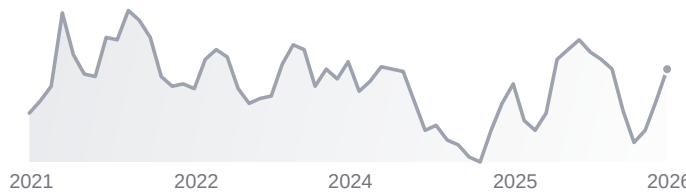
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$192K · Average \$206K

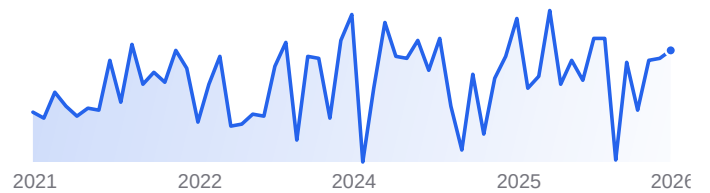
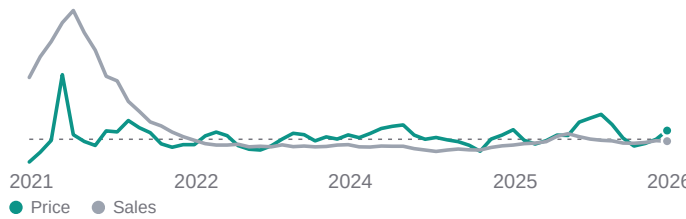


Growth (year over year)

Price +21.2% · Sales -4.7%

Price per square foot

\$136/ft²

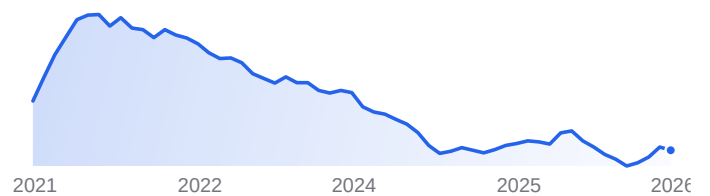
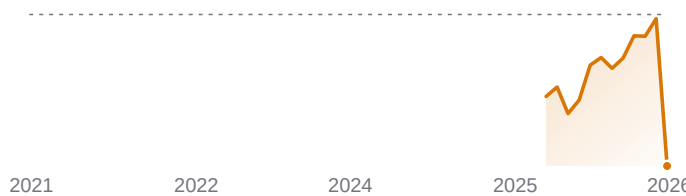


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

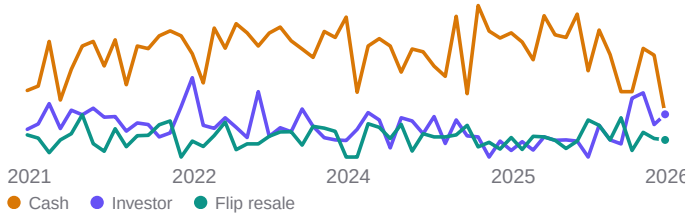
3.7%



BUYERS & OUTCOMES

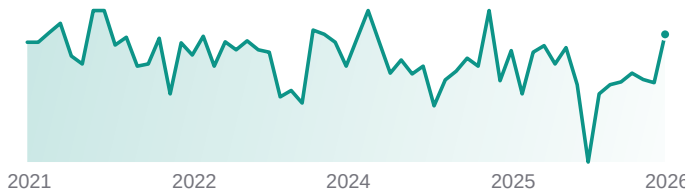
Buyer mix

Cash 19% · Investor 19% · Flip resale 7.7%



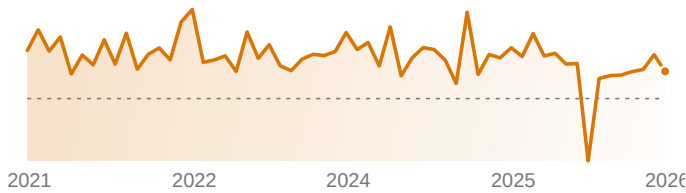
Sellers who sold at a gain

93%

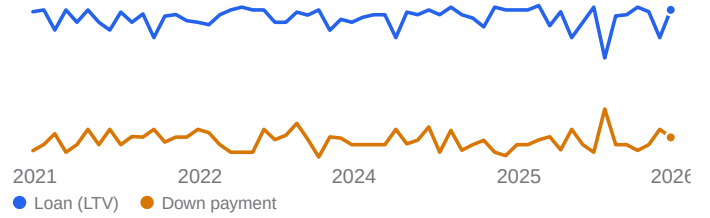


Median annualized return at resale

+3.7%

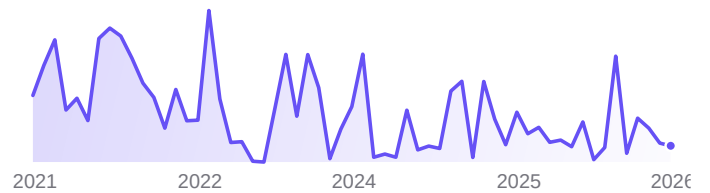


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,733
Median value (AVM)	\$169K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1979
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.0%
Owner occupied	63%
Company owned	7.2%
Median loan-to-value	0%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	18,205
Density	55 / mi²
Median household income	\$50K
Average household income	\$62K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	90
Homes occupied	82%
Bachelor's or higher	11%
Poverty rate	25.4%
Unemployment	0.9%
Average temp	60°F
Annual precip	58 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.