

Selmer 38375

ZIP code · TN · Tennessee > McNairy County > Selmer

BALANCED MARKET

\$174K

MEDIAN SALE PRICE

+21.0%

1-YR CHANGE

99

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



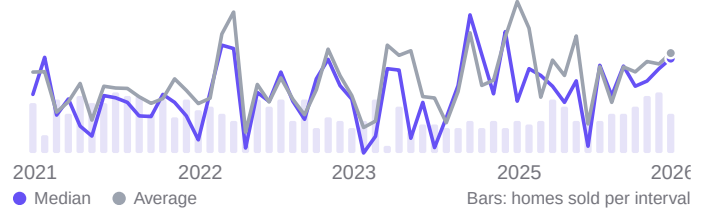
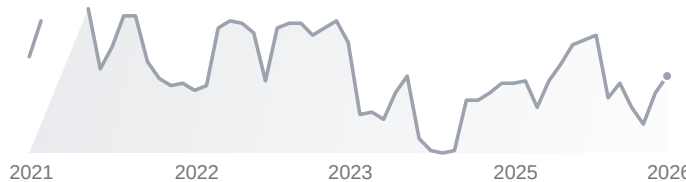
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$190K · Average \$198K

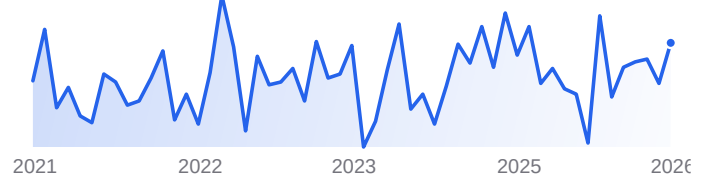
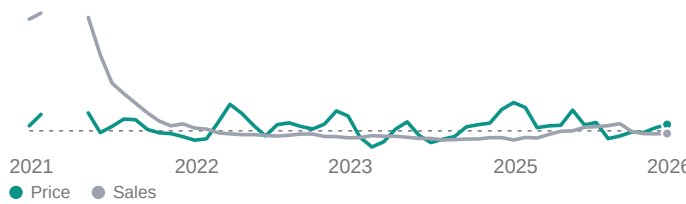


Growth (year over year)

Price +21.0% · Sales -9.2%

Price per square foot

\$118/ft²

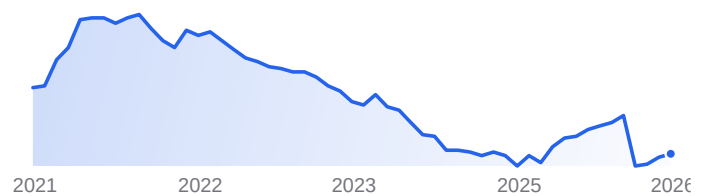
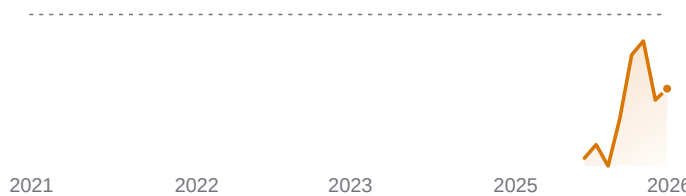


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

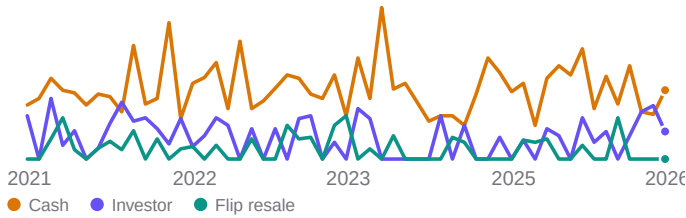
2.6%



BUYERS & OUTCOMES

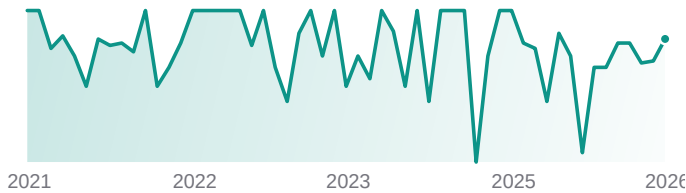
Buyer mix

Cash 45% · Investor 18% · Flip resale 0%



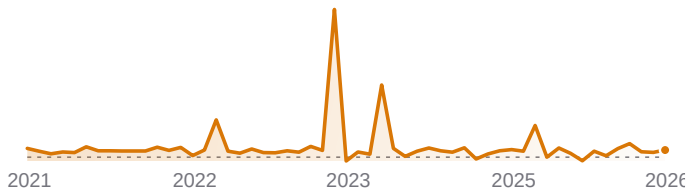
Sellers who sold at a gain

88%

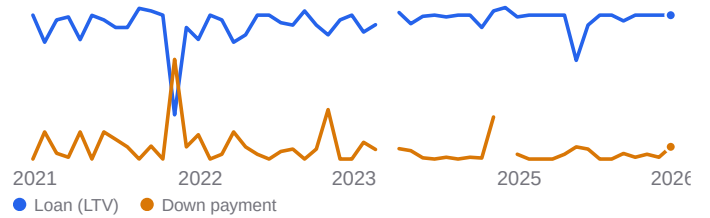


Median annualized return at resale

+5.1%

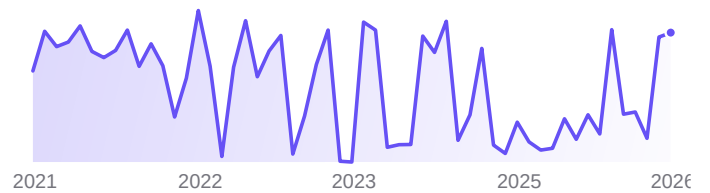


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



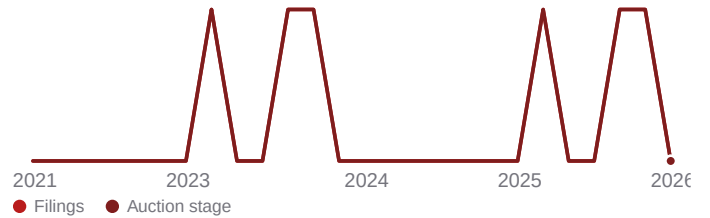
Typical hold before selling

18.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,764
Median value (AVM)	\$149K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1977
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	3.8%
Median loan-to-value	7%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	9,300
Density	82 / mi²
Median household income	\$44K
Average household income	\$58K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	103
Homes occupied	85%
Bachelor's or higher	6%
Poverty rate	18.8%
Unemployment	1.0%
Average temp	60°F
Annual precip	57 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.