

Trenton 38382

ZIP code · TN · Tennessee > Gibson County > Trenton

BUYER'S MARKET

\$108K

MEDIAN SALE PRICE

-16.6%

1-YR CHANGE

146

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



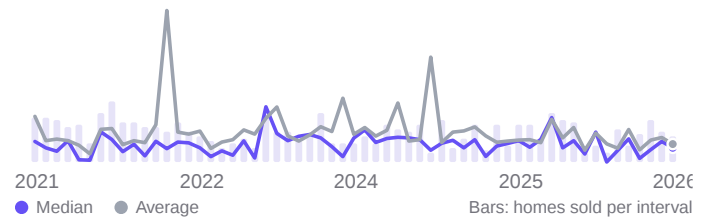
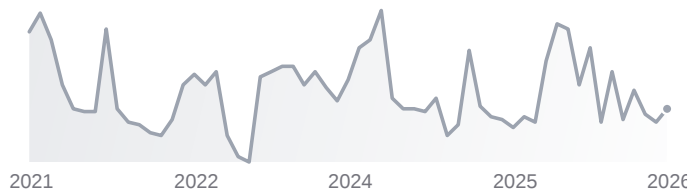
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$100K · Average \$121K

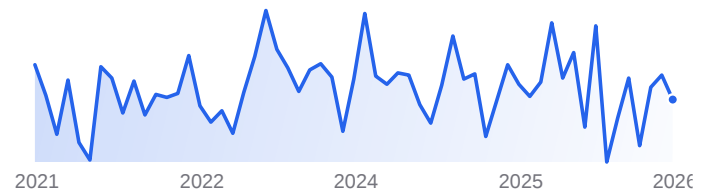
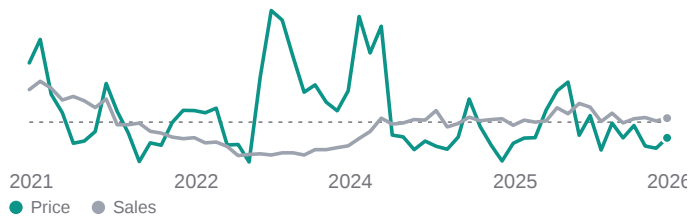


Growth (year over year)

Price -16.6% · Sales +4.3%

Price per square foot

\$74/ft²

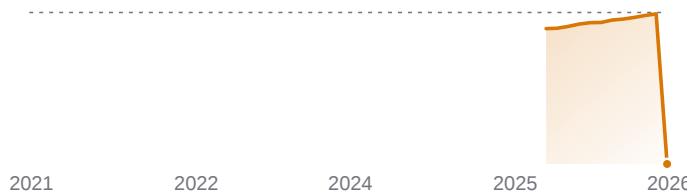


Sale premium vs estimated value

-37.4%

Annual turnover (share of homes sold)

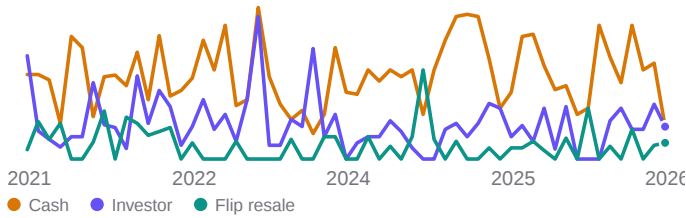
3.9%



BUYERS & OUTCOMES

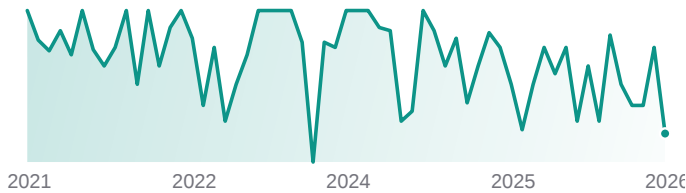
Buyer mix

Cash 18% · Investor 18% · Flip resale 9.1%



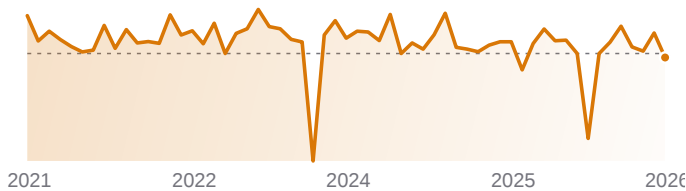
Sellers who sold at a gain

44%

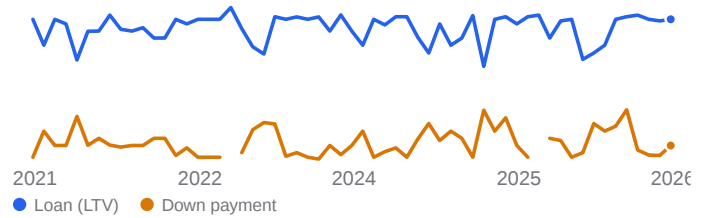


Median annualized return at resale

-1.5%

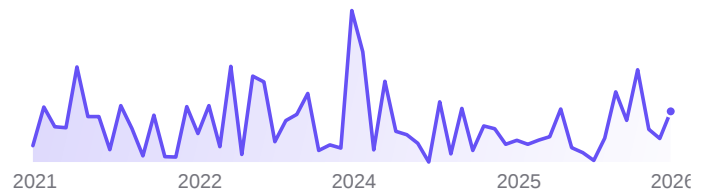


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



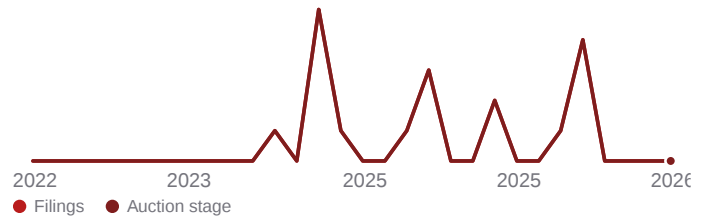
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,772
Median value (AVM)	\$142K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1968
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.4%
Owner occupied	73%
Company owned	7.0%
Median loan-to-value	16%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	9,889
Density	59 / mi²
Median household income	\$50K
Average household income	\$58K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	310
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	13.6%
Unemployment	1.0%
Average temp	59°F
Annual precip	54 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.