

Collinwood 38450

ZIP code · TN · Tennessee > Wayne County > Collinwood

BALANCED MARKET

\$122K

MEDIAN SALE PRICE

-39.6%

1-YR CHANGE

39

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



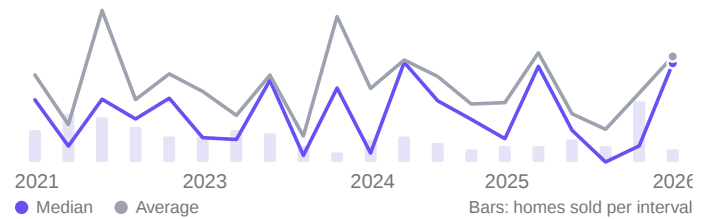
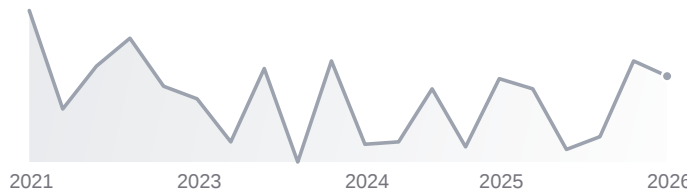
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$196K · Average \$207K

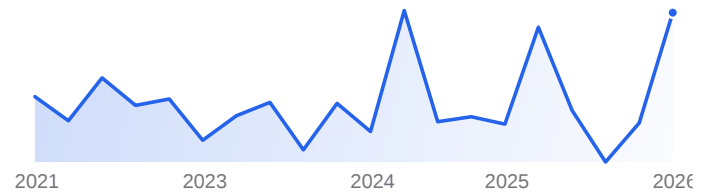
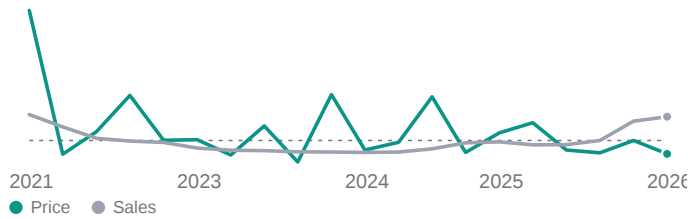


Growth (year over year)

Price -39.6% · Sales +69.6%

Price per square foot

\$175/ft²

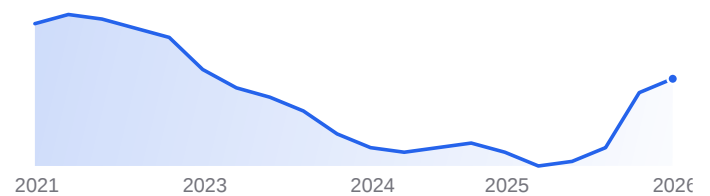


Sale premium vs estimated value

+36.5%

Annual turnover (share of homes sold)

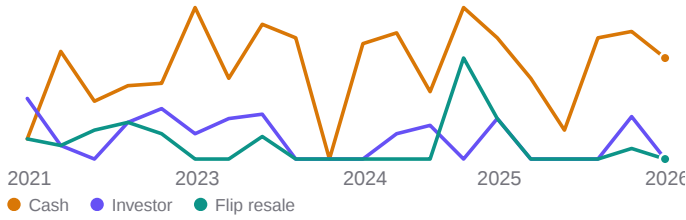
3.1%



BUYERS & OUTCOMES

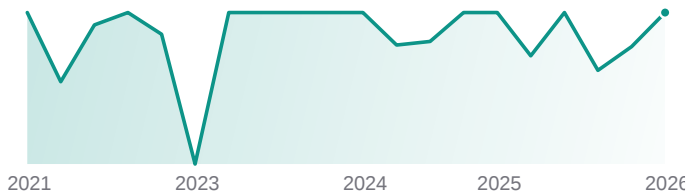
Buyer mix

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



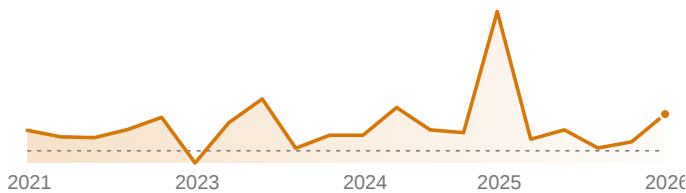
Sellers who sold at a gain

100%

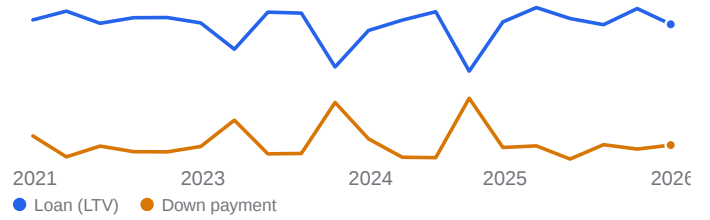


Median annualized return at resale

+13.0%

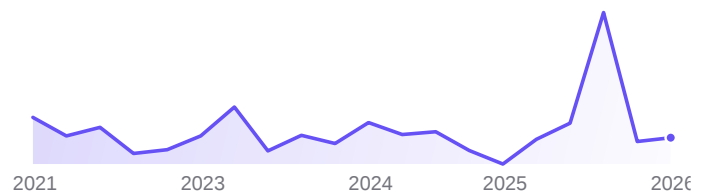


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,240
Median value (AVM)	\$132K
Median size	1,280 ft²
Median year built	1978
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.5%
Owner occupied	75%
Company owned	3.4%
Median loan-to-value	4%
Typical ownership tenure	15.1 yrs

COMMUNITY

Population	2,526
Density	21 / mi²
Median household income	\$46K
Average household income	\$62K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	65
Homes occupied	86%
Bachelor's or higher	5%
Poverty rate	18.7%
Unemployment	1.2%
Average temp	58°F
Annual precip	60 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.