

Cypress Inn 38452

ZIP code · TN · Tennessee > Wayne County

BALANCED MARKET

\$164K

MEDIAN SALE PRICE

-34.1%

1-YR CHANGE

15

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



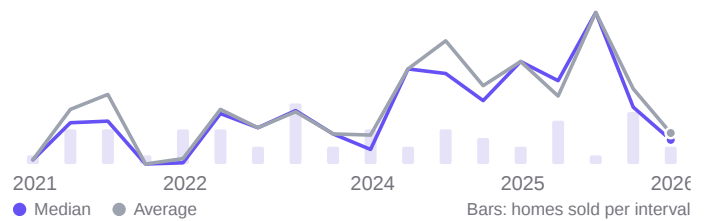
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$95K · Average \$115K



Growth (year over year)

Price -34.1% · Sales +50.0%

Price per square foot

\$82/ft²

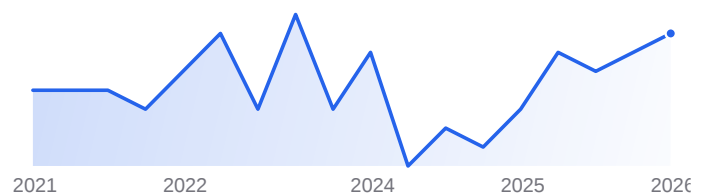


Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

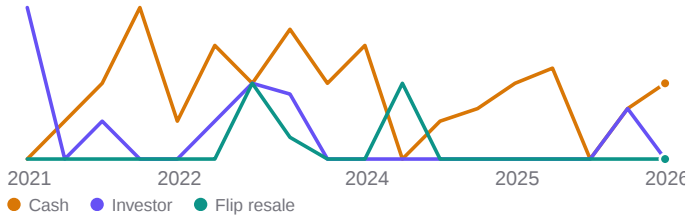
3.1%



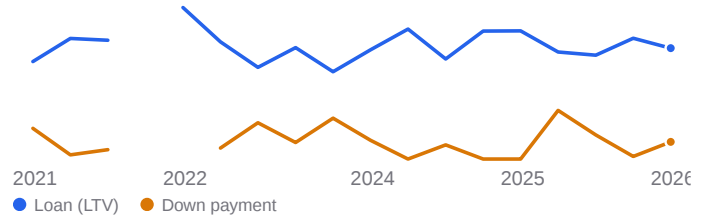
BUYERS & OUTCOMES

Buyer mix

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

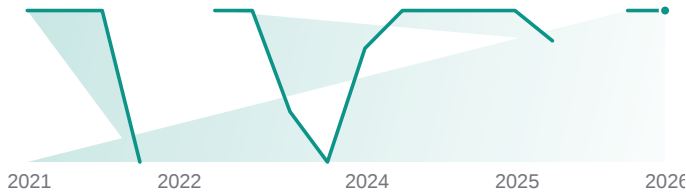


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



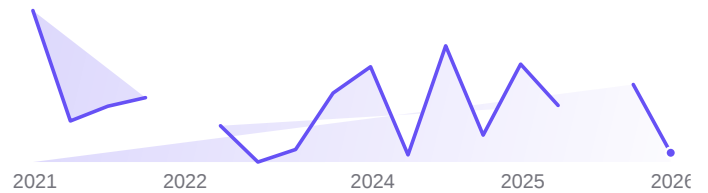
Sellers who sold at a gain

100%



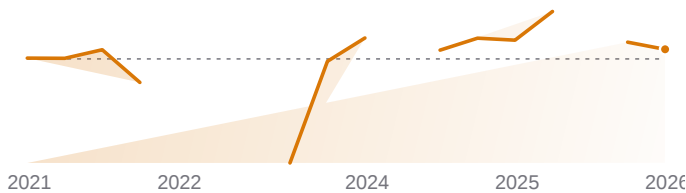
Typical hold before selling

1.2 yrs



Median annualized return at resale

+6.4%



HOUSING STOCK

Homes	482
Median value (AVM)	\$212K
Median size	1,404 ft²
Median year built	1987
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.3%
Owner occupied	80%
Company owned	2.3%
Median loan-to-value	0%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	1,002
Density	18 / mi²
Median household income	\$63K
Average household income	\$111K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	65
Homes occupied	87%
Bachelor's or higher	8%
Poverty rate	23.3%
Unemployment	1.4%
Average temp	59°F
Annual precip	59 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.