

Frankewing 38459

ZIP code · TN · Tennessee > Lincoln County > Frankewing

BALANCED MARKET

\$80K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



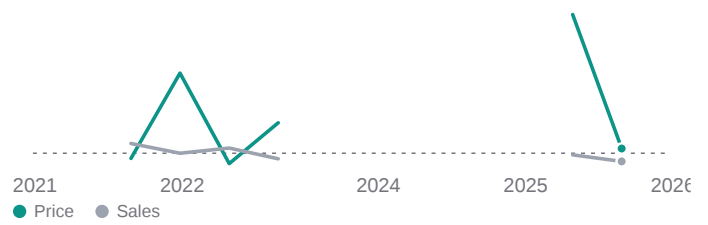
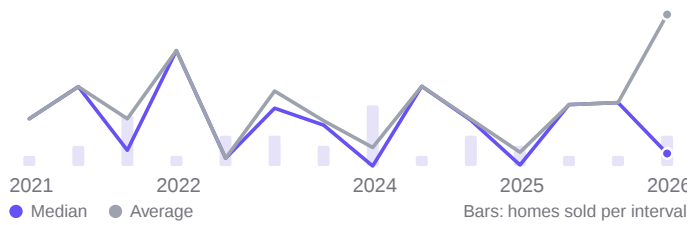
MARKET TRENDS (5 YEARS)

Sale prices

Median \$80K · Average \$620K

Growth (year over year)

Price +34.3% · Sales -60.0%

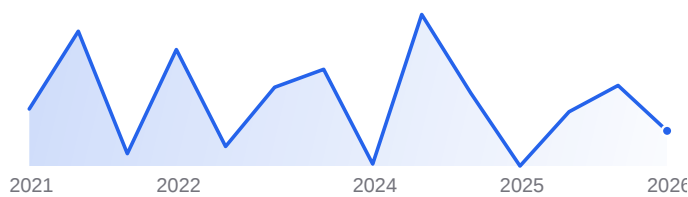


Price per square foot

\$75/ft²

Annual turnover (share of homes sold)

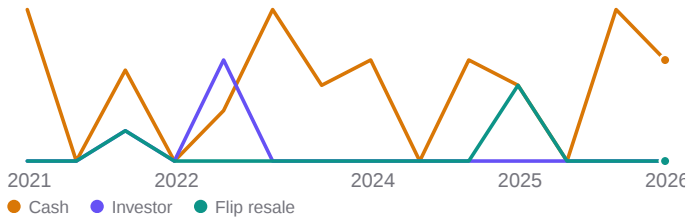
1.9%



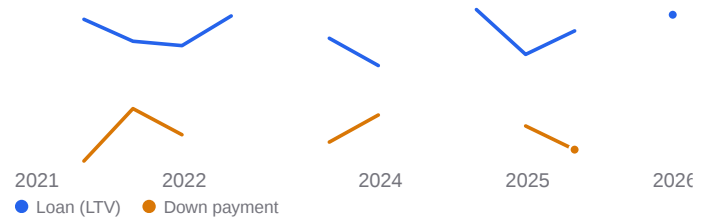
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

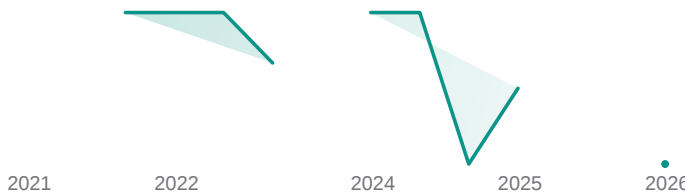


Financing (share of purchase price) Loan (LTV) 101% · Down payment 10%



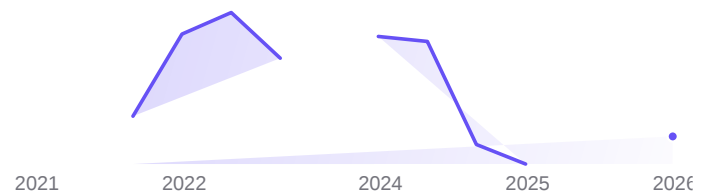
Sellers who sold at a gain

0%



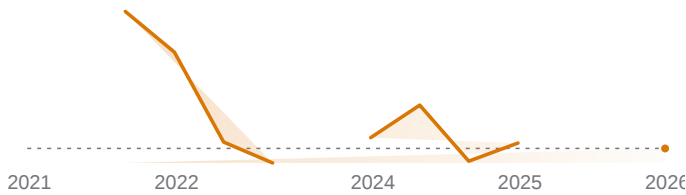
Typical hold before selling

3.8 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	212
Median value (AVM)	\$256K
Median size	1,488 ft²
Median year built	1981
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.8%
Owner occupied	77%
Company owned	6.1%
Median loan-to-value	23%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	468
Density	22 / mi ²
Median household income	\$65K
Average household income	\$89K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	61
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 in
Sunshine	58%

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.