

Goodspring 38460

ZIP code · TN · Tennessee > Giles County

BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-44.3%

1-YR CHANGE

21

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



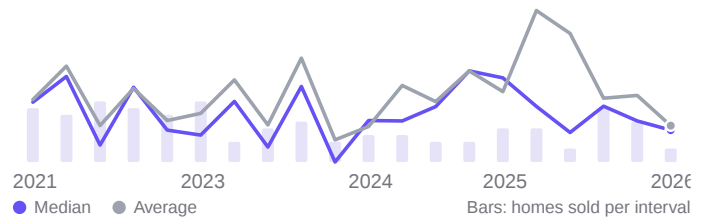
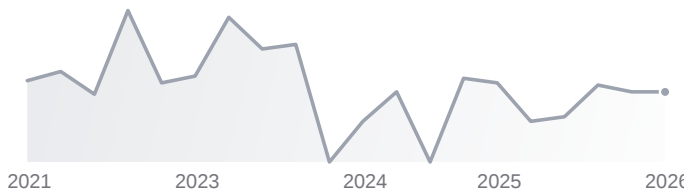
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$96K · Average \$108K

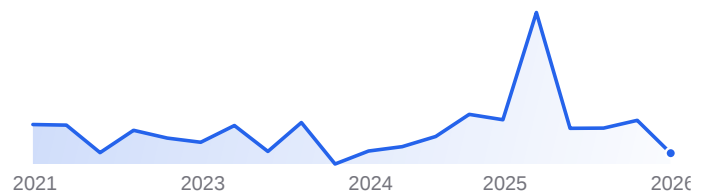
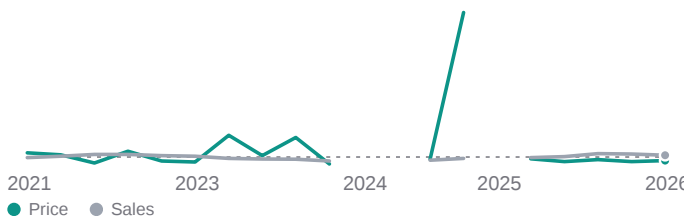


Growth (year over year)

Price -44.3% · Sales +23.5%

Price per square foot

\$43/ft²

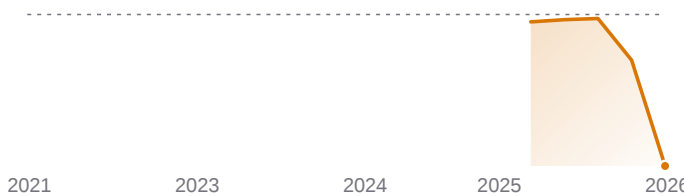


Sale premium vs estimated value

-80.8%

Annual turnover (share of homes sold)

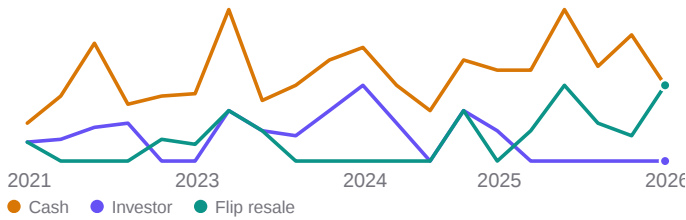
3.3%



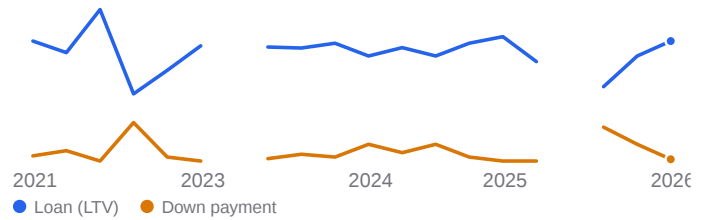
BUYERS & OUTCOMES

Buyer mix

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

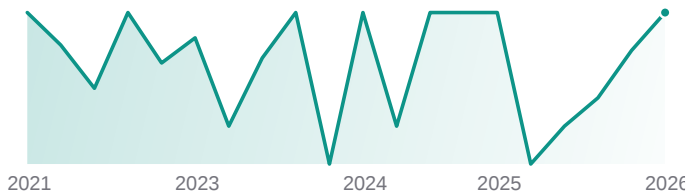


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.2%



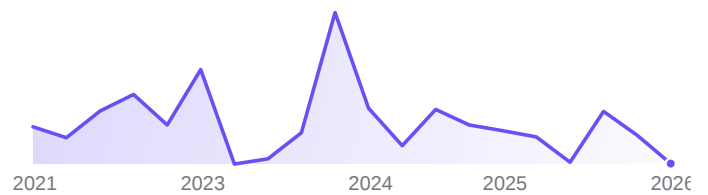
Sellers who sold at a gain

100%



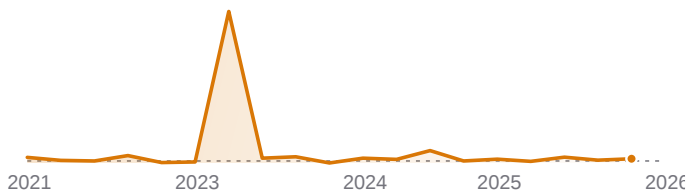
Typical hold before selling

0.2 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	639
Median value (AVM)	\$194K
Median size	1,368 ft²
Median year built	1984
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.6%
Owner occupied	81%
Company owned	5.3%
Median loan-to-value	20%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	956
Density	36 / mi²
Median household income	\$68K
Average household income	\$98K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	58
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	9.7%
Unemployment	1.3%
Average temp	59°F
Annual precip	58 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.