

Westpoint 38486

ZIP code · TN · Tennessee > Lawrence County > Westpoint

BALANCED MARKET

\$123K

MEDIAN SALE PRICE

+32.7%

1-YR CHANGE

19

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

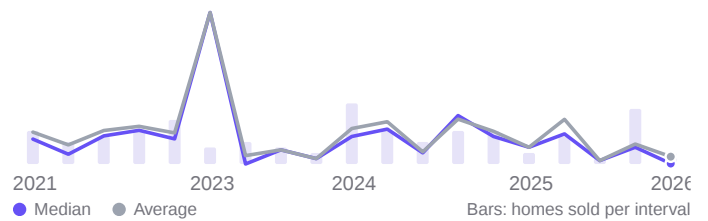
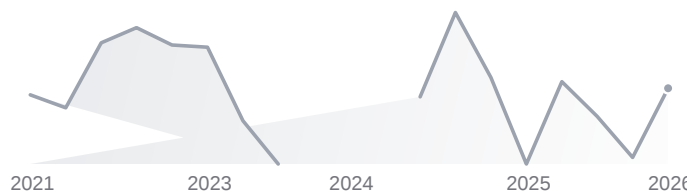
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$14K · Average \$59K

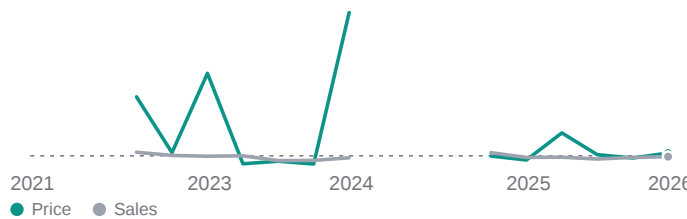


Growth (year over year)

Price +32.7% · Sales -9.5%

Price per square foot

\$6/ft²

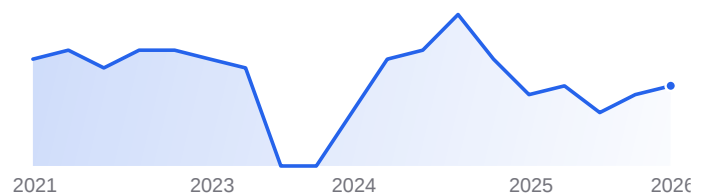


Sale premium vs estimated value

-95.3%

Annual turnover (share of homes sold)

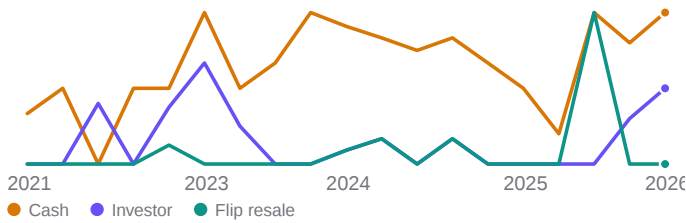
3.5%



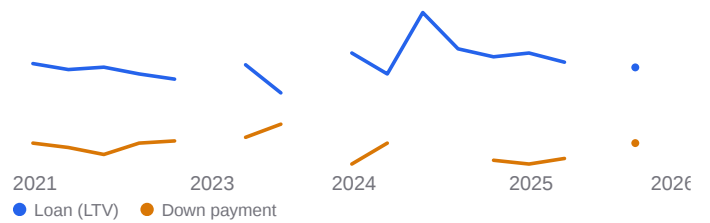
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%

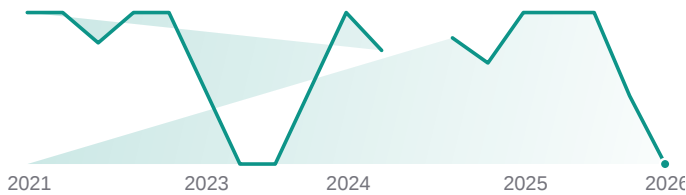


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



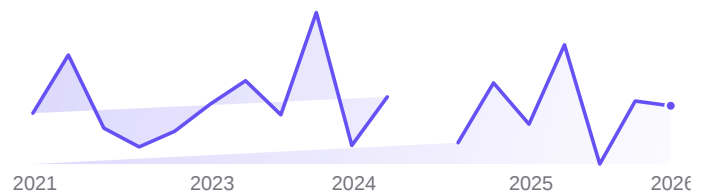
Sellers who sold at a gain

0%



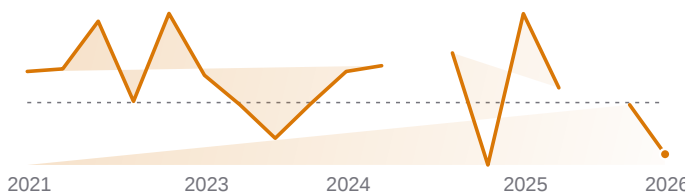
Typical hold before selling

10.3 yrs



Median annualized return at resale

-15.6%



HOUSING STOCK

Homes	536
Median value (AVM)	\$181K
Median size	1,316 ft²
Median year built	1989
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.3%
Owner occupied	73%
Company owned	5.8%
Median loan-to-value	0%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	1,293
Density	18 / mi ²
Median household income	\$45K
Average household income	\$62K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	61
Homes occupied	89%
Bachelor's or higher	6%
Poverty rate	12.8%
Unemployment	1.1%
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.