

Taft 38488

ZIP code · TN · Tennessee > Lincoln County > Taft

SELLER'S MARKET

\$218K

MEDIAN SALE PRICE

+43.1%

1-YR CHANGE

37

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

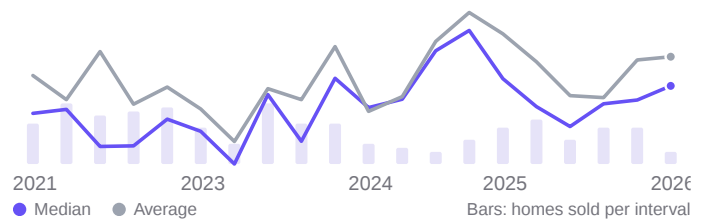
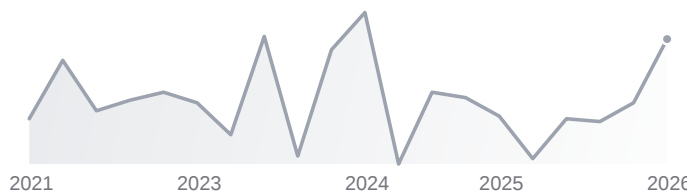
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$249K · Average \$327K

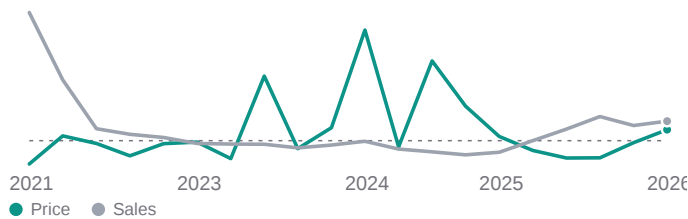


Growth (year over year)

Price +43.1% · Sales +76.2%

Price per square foot

\$203/ft²

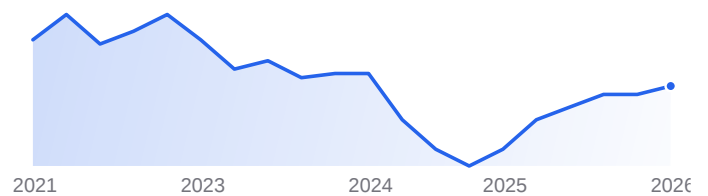
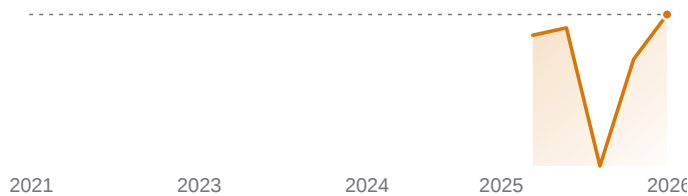


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

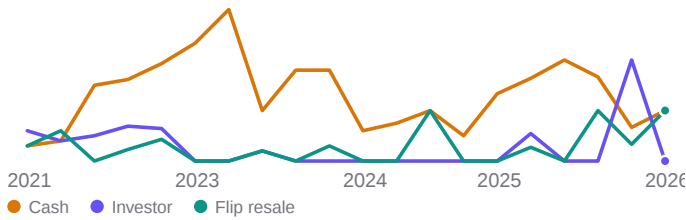
3.6%



BUYERS & OUTCOMES

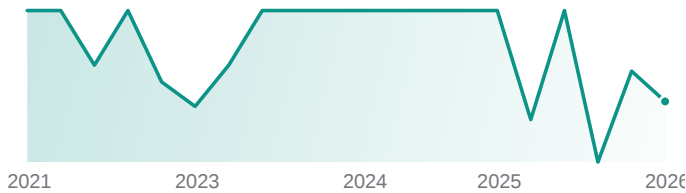
Buyer mix

Cash 33% · Investor 0% · Flip resale 33%



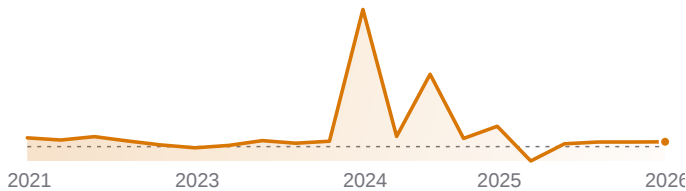
Sellers who sold at a gain

67%

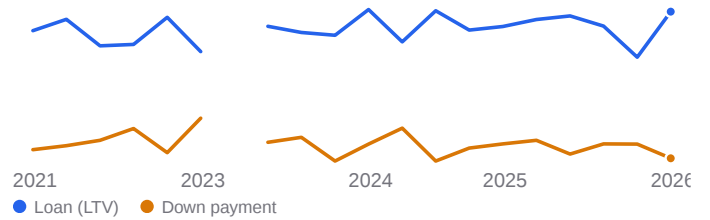


Median annualized return at resale

+6.2%

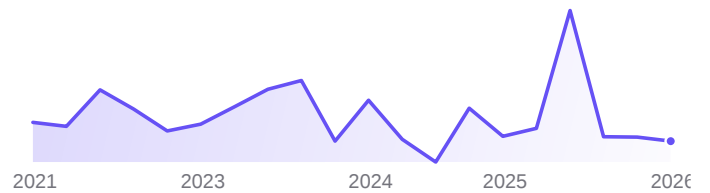


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.6%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,032
Median value (AVM)	\$282K
Median size	1,576 ft²
Median year built	1990
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.8%
Owner occupied	81%
Company owned	4.1%
Median loan-to-value	30%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	2,911
Density	49 / mi²
Median household income	\$71K
Average household income	\$89K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	62
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	10.2%
Unemployment	1.0%
Average temp	59°F
Annual precip	57 in
Sunshine	57%

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.