

Cookeville 38501

ZIP code · TN · Tennessee > Jackson County > Cookeville

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

+4.2%

1-YR CHANGE

526

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

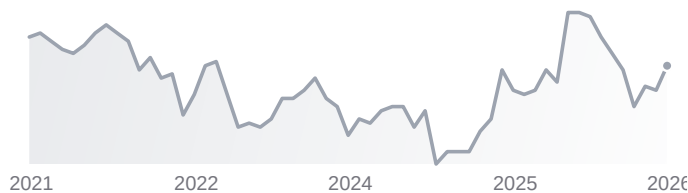
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

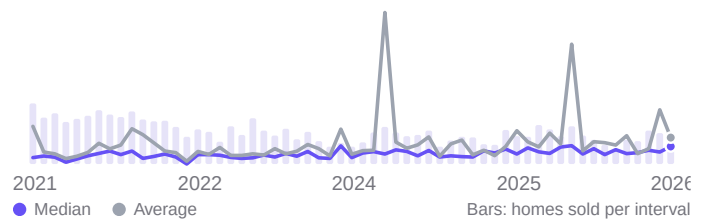
Market temperature (0–100)

59 / 100



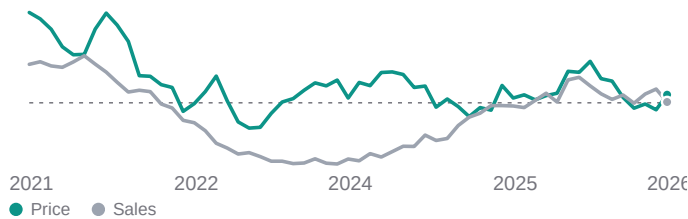
Sale prices

Median \$345K · Average \$416K



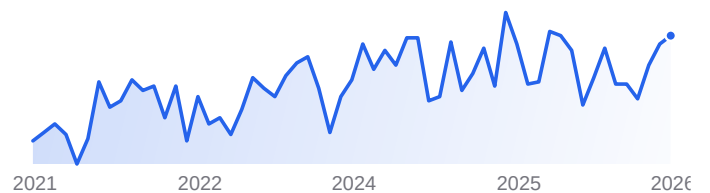
Growth (year over year)

Price +4.2% · Sales +0.4%



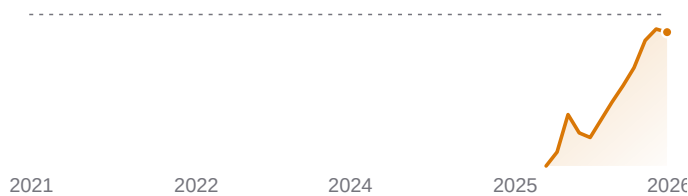
Price per square foot

\$203/ft²



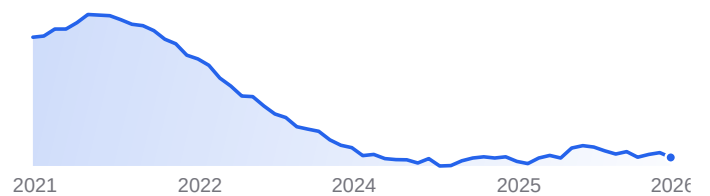
Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

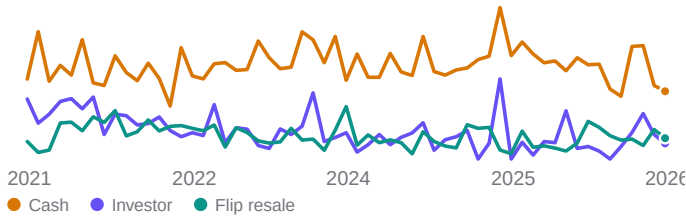
4.0%



BUYERS & OUTCOMES

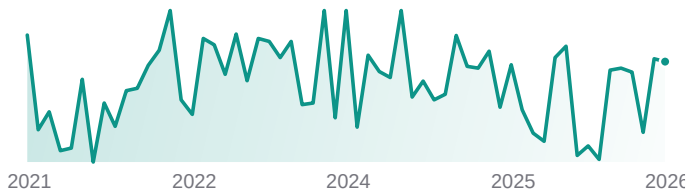
Buyer mix

Cash 28% · Investor 6.4% · Flip resale 8.5%



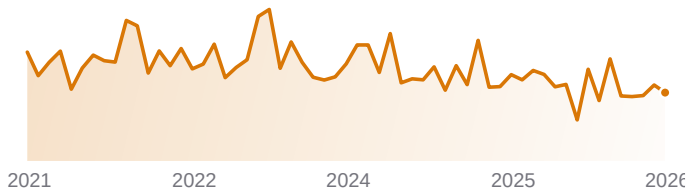
Sellers who sold at a gain

94%

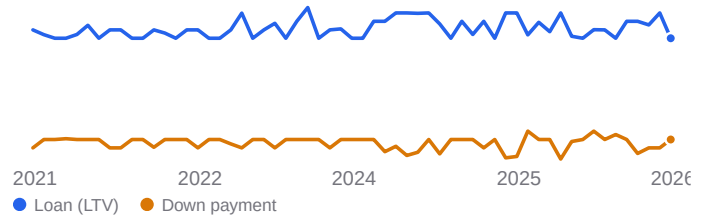


Median annualized return at resale

+6.3%

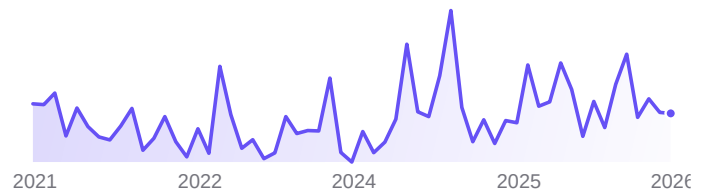


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



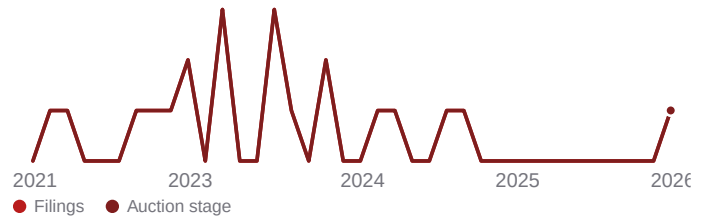
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,270
Median value (AVM)	\$300K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1988
Single family	78%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.1%
Owner occupied	66%
Company owned	17%
Median loan-to-value	34%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	44,055
Density	500 / mi²
Median household income	\$56K
Average household income	\$72K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	53
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	17.6%
Unemployment	1.1%
Average temp	57°F
Annual precip	57 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.