

Cookeville 38506

ZIP code · TN · Tennessee > Putnam County > Cookeville

BALANCED MARKET

\$347K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

450

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



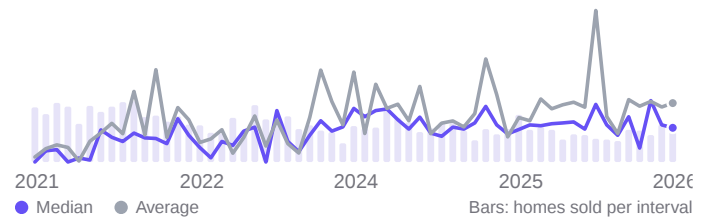
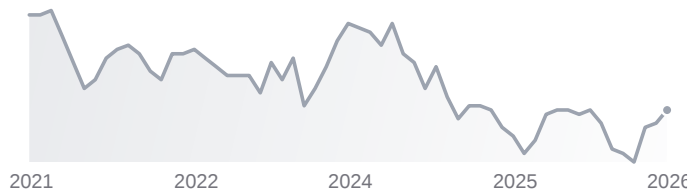
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$323K · Average \$383K

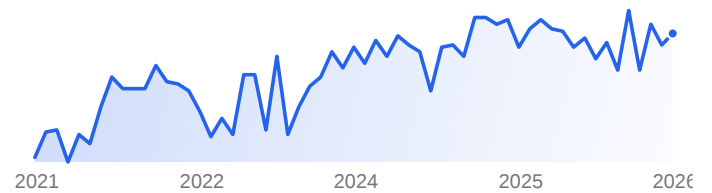
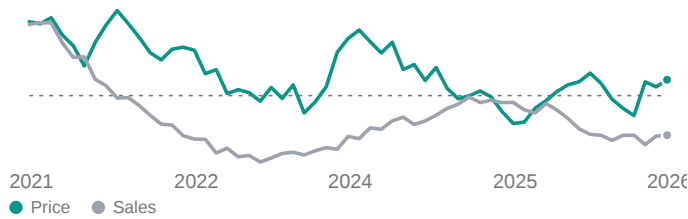


Growth (year over year)

Price +6.7% · Sales -16.5%

Price per square foot

\$198/ft²

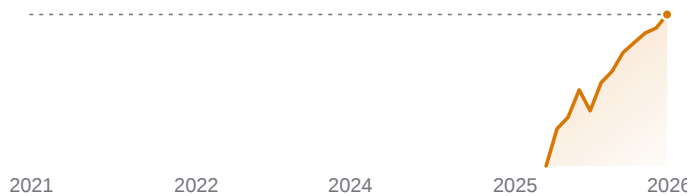


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

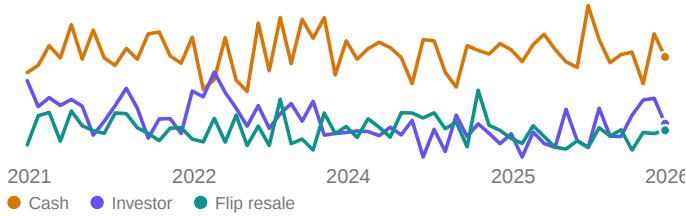
3.7%



BUYERS & OUTCOMES

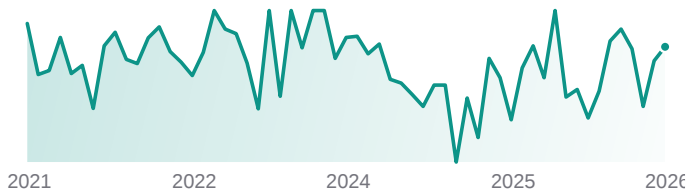
Buyer mix

Cash 34% · Investor 11% · Flip resale 9.1%



Sellers who sold at a gain

95%

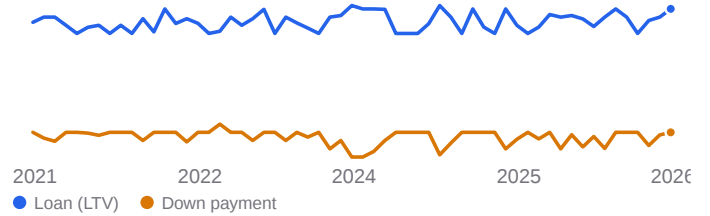


Median annualized return at resale

+5.8%

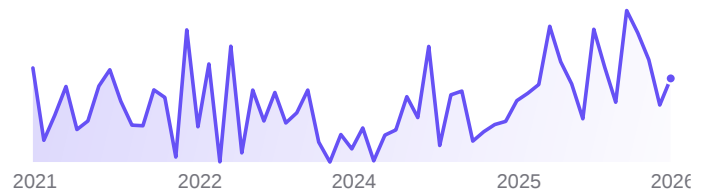


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,231
Median value (AVM)	\$331K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1994
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	78%
Company owned	13%
Median loan-to-value	38%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	31,114
Density	190 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	58
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	11.8%
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.