

Baxter 38544

ZIP code · TN · Tennessee > Putnam County > Baxter

BALANCED MARKET

\$295K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

155

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



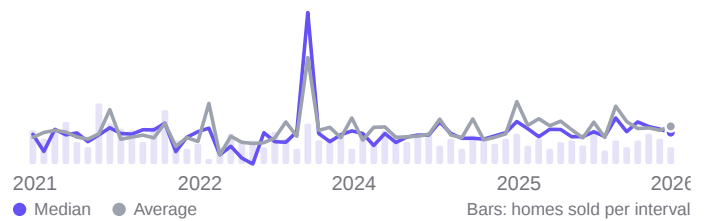
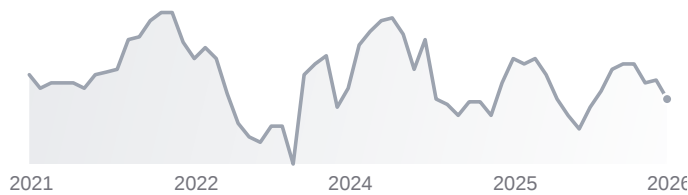
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$275K · Average \$313K

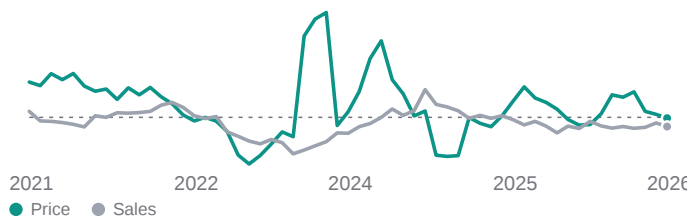


Growth (year over year)

Price -0.9% · Sales -10.4%

Price per square foot

\$203/ft²

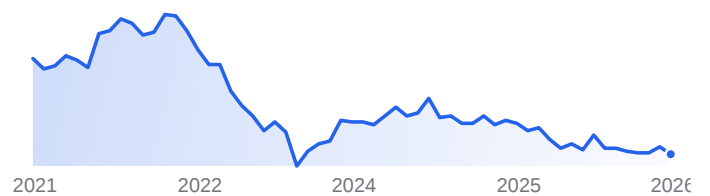
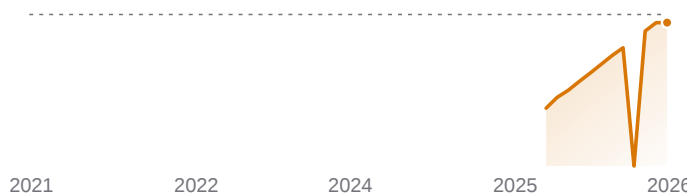


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

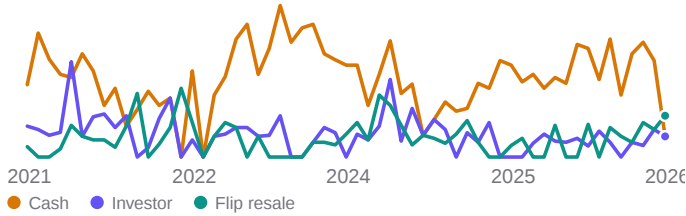
4.4%



BUYERS & OUTCOMES

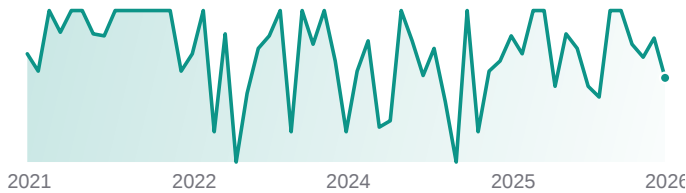
Buyer mix

Cash 10% · Investor 10% · Flip resale 20%



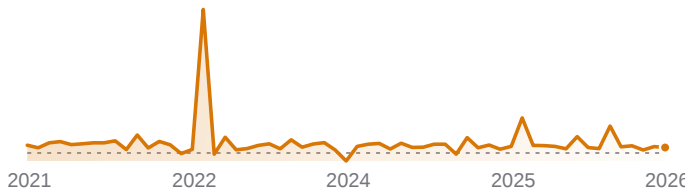
Sellers who sold at a gain

78%

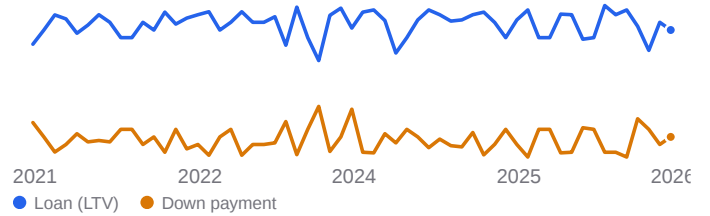


Median annualized return at resale

+6.6%

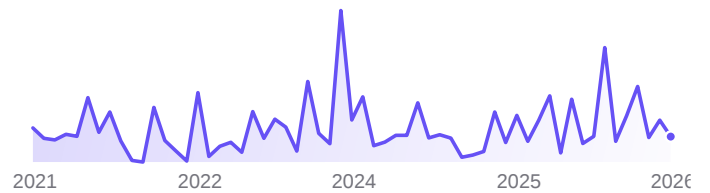


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,506
Median value (AVM)	\$290K
Median size	1,488 ft²
Median bedrooms	3
Median year built	1993
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	11%
Median loan-to-value	36%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	8,191
Density	92 / mi²
Median household income	\$69K
Average household income	\$83K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	52
Homes occupied	89%
Bachelor's or higher	11%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	57°F
Annual precip	56 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.