

Buffalo Valley 38548

ZIP code · TN · Tennessee > Putnam County

SELLER'S MARKET

\$180K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

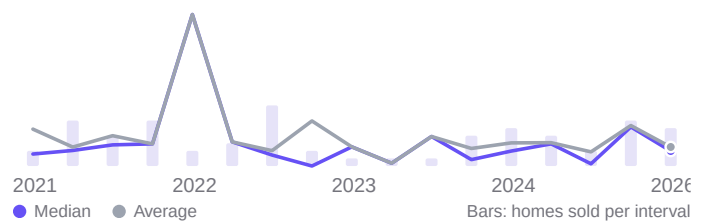
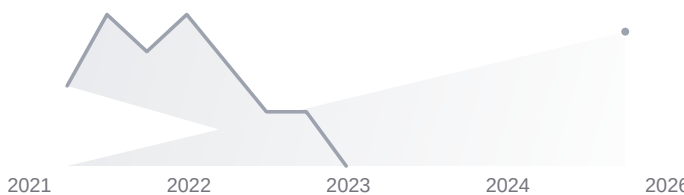
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$169K · Average \$209K

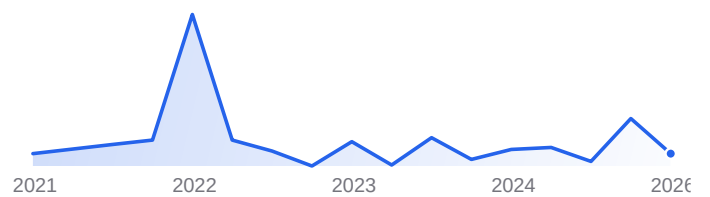
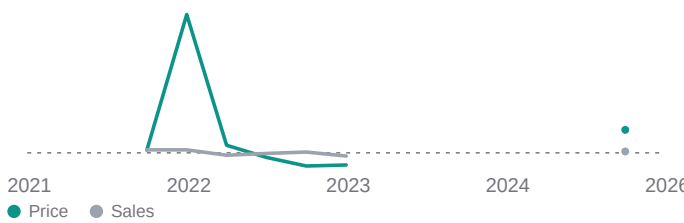


Growth (year over year)

Price +161.0% · Sales +9.1%

Price per square foot

\$99/ft²

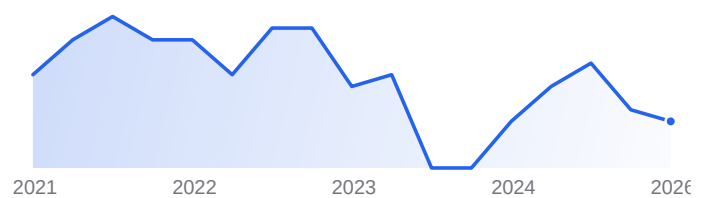
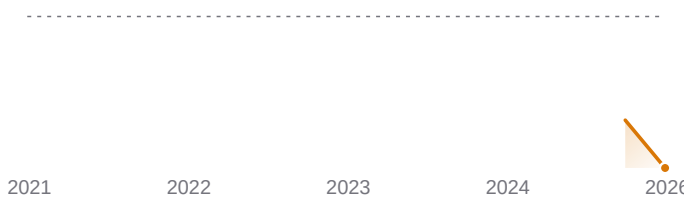


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

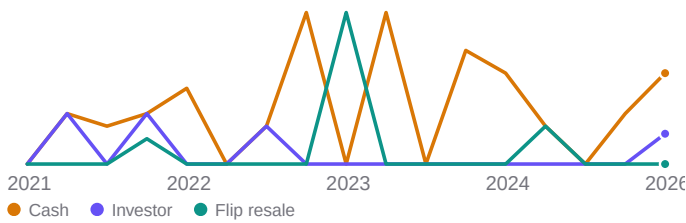
2.9%



BUYERS & OUTCOMES

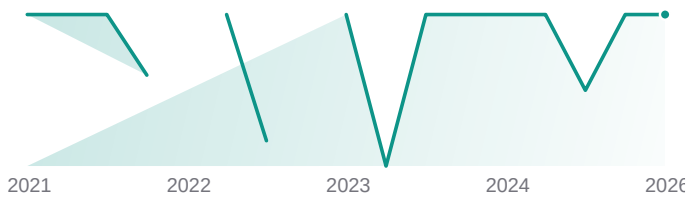
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



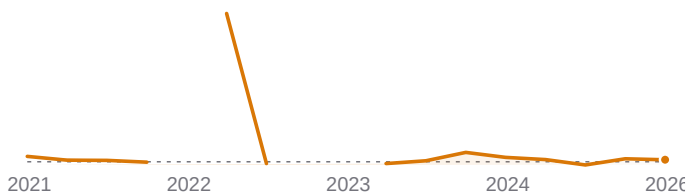
Sellers who sold at a gain

100%



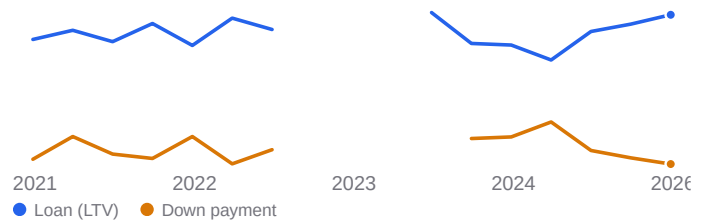
Median annualized return at resale

+8.1%



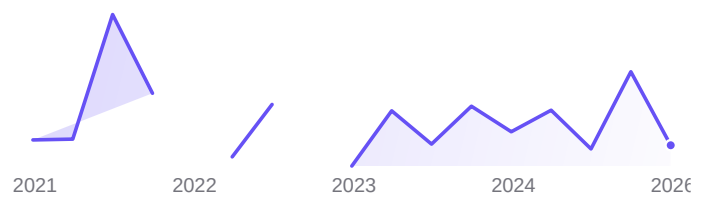
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



Typical hold before selling

2.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	383
Median value (AVM)	\$282K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1989
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	5.0%
Owner occupied	82%
Company owned	10%
Median loan-to-value	18%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	948
Density	35 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	51
Homes occupied	87%
Bachelor's or higher	7%
Poverty rate	10.0%
Unemployment	1.0%
Average temp	58°F
Annual precip	55 in
Sunshine	57%

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