

Gainesboro 38562

ZIP code · TN · Tennessee > Jackson County > Gainesboro

BUYER'S MARKET

\$133K

MEDIAN SALE PRICE

-26.6%

1-YR CHANGE

93

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



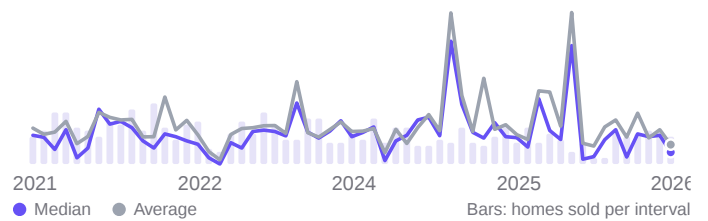
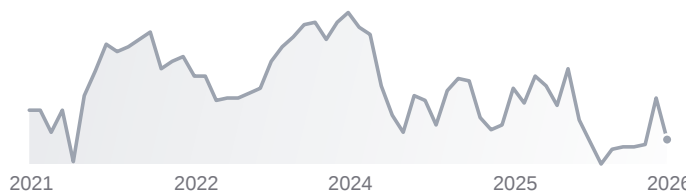
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$95K · Average \$122K

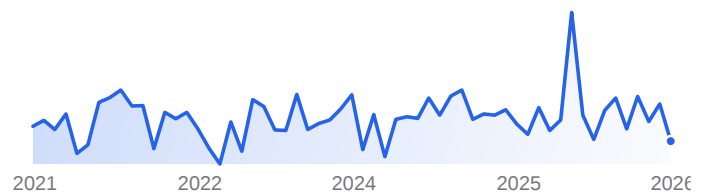
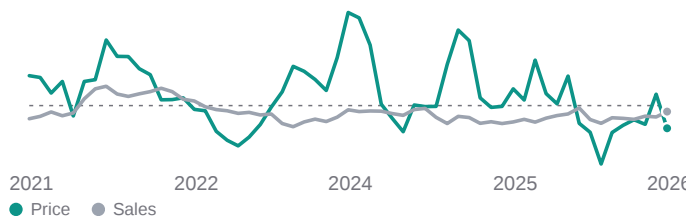


Growth (year over year)

Price -26.6% · Sales -7.0%

Price per square foot

\$85/ft²

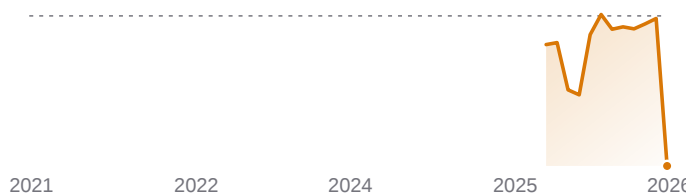


Sale premium vs estimated value

-50.6%

Annual turnover (share of homes sold)

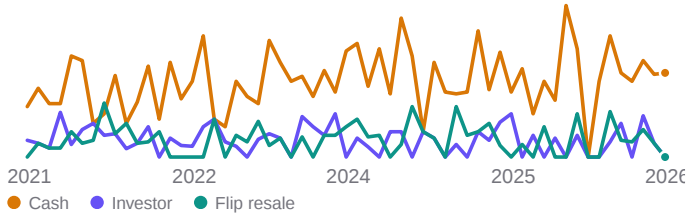
3.0%



BUYERS & OUTCOMES

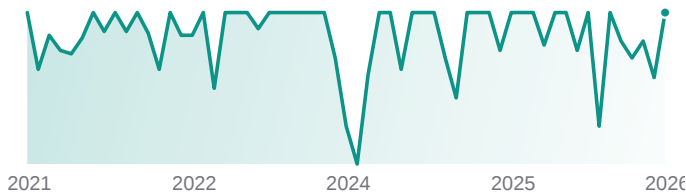
Buyer mix

Cash 56% · Investor 0% · Flip resale 0%



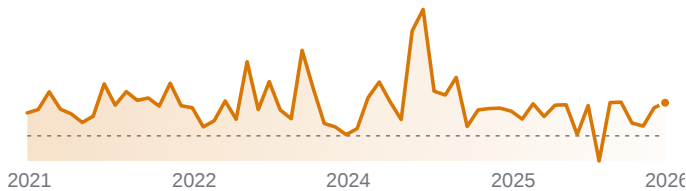
Sellers who sold at a gain

100%



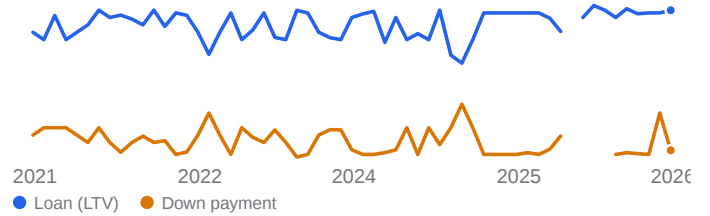
Median annualized return at resale

+10.2%



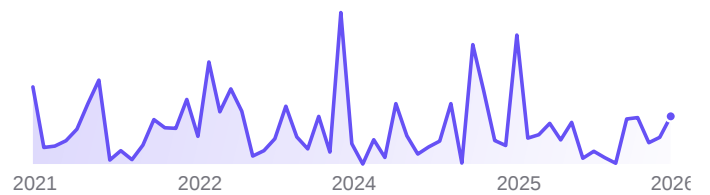
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 4.7%



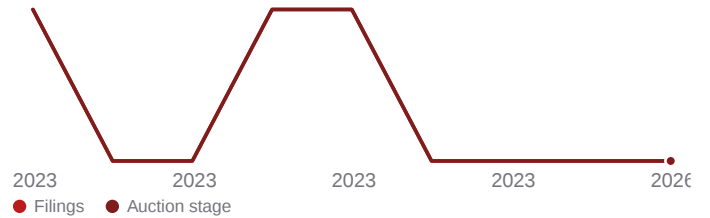
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,072
Median value (AVM)	\$194K
Median size	1,254 ft²
Median bedrooms	2
Median year built	1986
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	2.0%
Owner occupied	72%
Company owned	5.1%
Median loan-to-value	8%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	6,608
Density	46 / mi²
Median household income	\$43K
Average household income	\$57K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	46
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	22.5%
Unemployment	1.2%
Average temp	57°F
Annual precip	55 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.