

Granville 38564

ZIP code · TN · Tennessee > Jackson County

SELLER'S MARKET

\$260K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

14

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

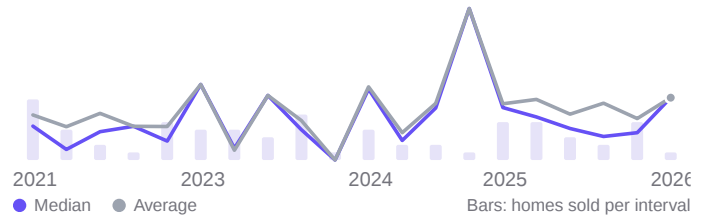
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$385K · Average \$385K

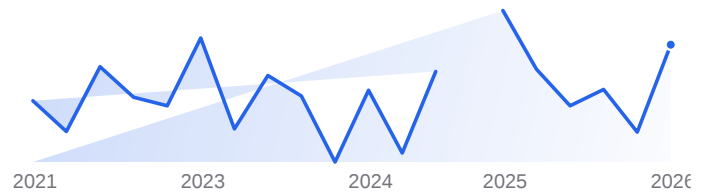


Growth (year over year)

Price +12.7% · Sales +16.7%

Price per square foot

\$252/ft²

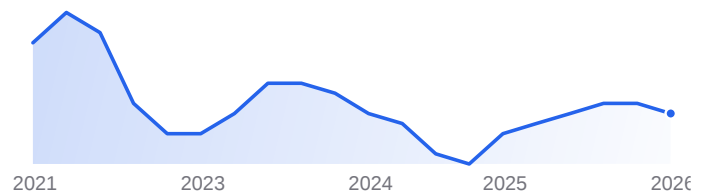


Sale premium vs estimated value

-3.7%

Annual turnover (share of homes sold)

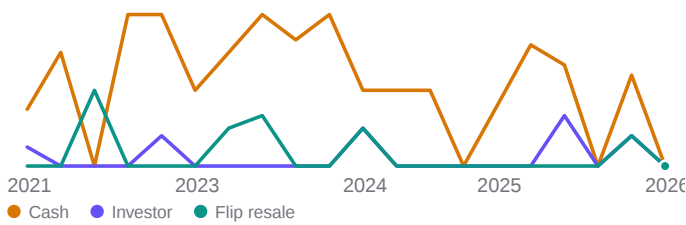
3.7%



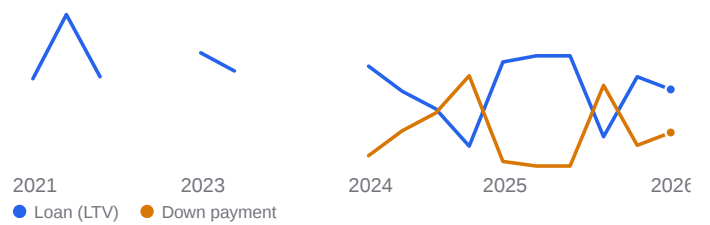
BUYERS & OUTCOMES

Buyer mix

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

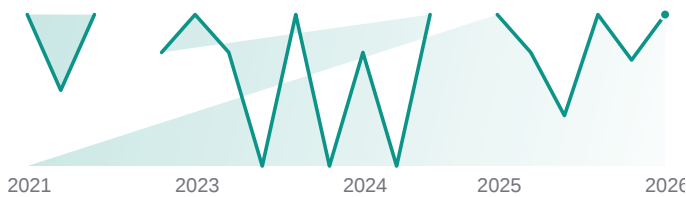


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



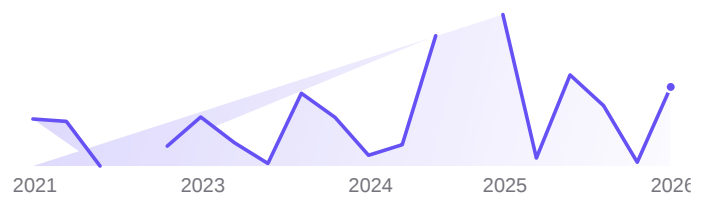
Sellers who sold at a gain

100%



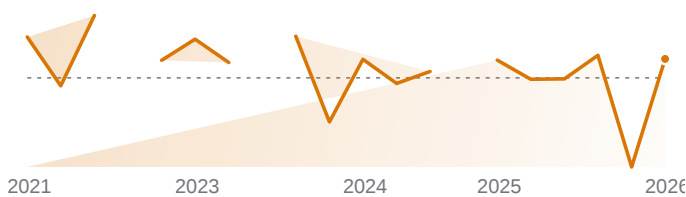
Typical hold before selling

11.7 yrs



Median annualized return at resale

+8.9%



HOUSING STOCK

Homes	378
Median value (AVM)	\$272K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1991
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.6%
Owner occupied	67%
Company owned	9.8%
Median loan-to-value	0%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	698
Density	23 / mi²
Median household income	\$47K
Average household income	\$60K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	49
Homes occupied	78%
Bachelor's or higher	27%
Poverty rate	26.1%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.