

Lancaster 38569

ZIP code · TN · Tennessee > DeKalb County

BALANCED MARKET

\$515K

MEDIAN SALE PRICE

+47.8%

1-YR CHANGE

12

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



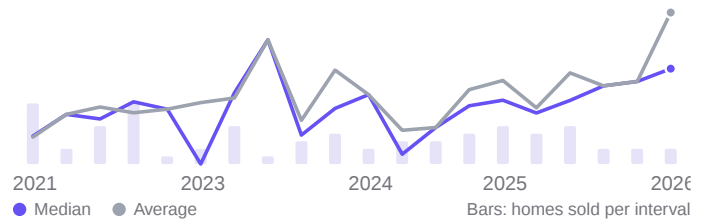
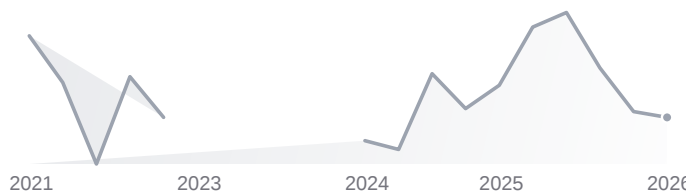
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$550K · Average \$847K

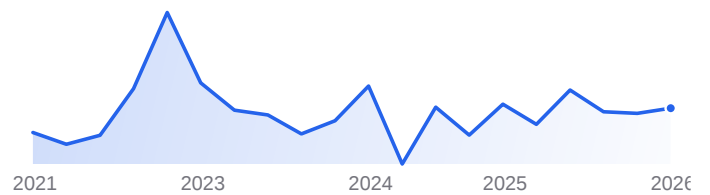
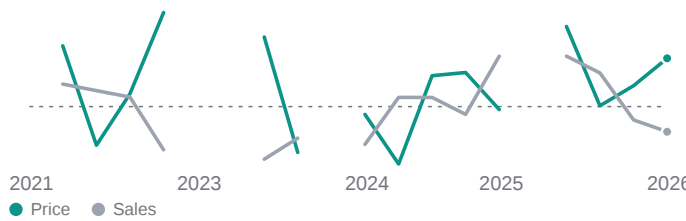


Growth (year over year)

Price +47.8% · Sales -25.0%

Price per square foot

\$243/ft²

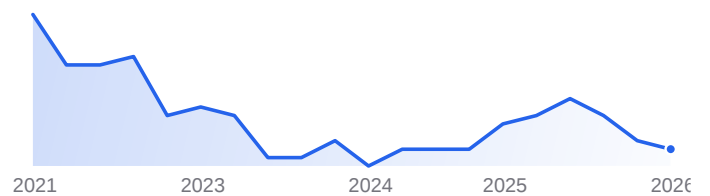


Sale premium vs estimated value

-8.2%

Annual turnover (share of homes sold)

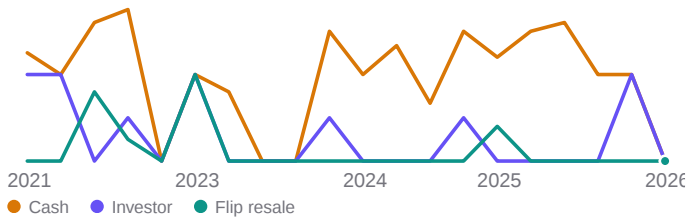
3.2%



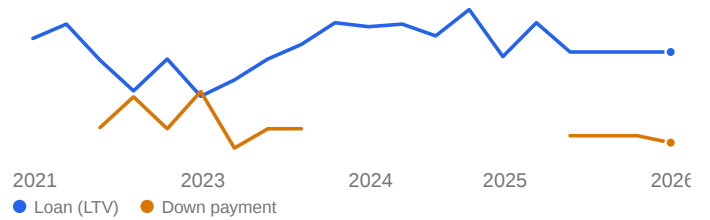
BUYERS & OUTCOMES

Buyer mix

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

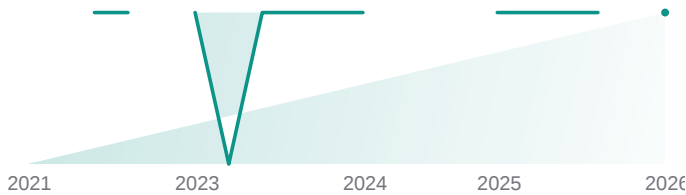


Financing (share of purchase price) Loan (LTV) 80% · Down payment 15%



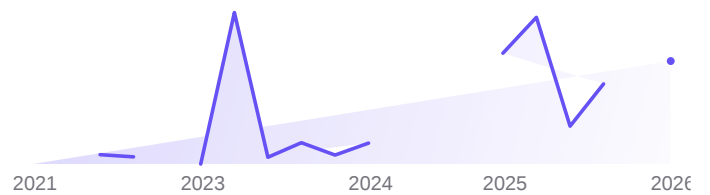
Sellers who sold at a gain

100%



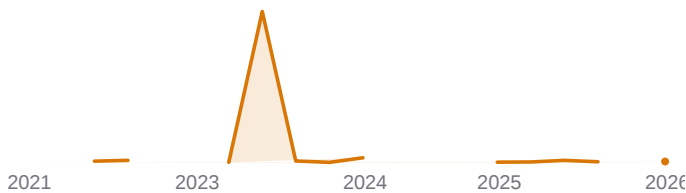
Typical hold before selling

13.6 yrs



Median annualized return at resale

+8.6%



HOUSING STOCK

Homes	371
Median value (AVM)	\$377K
Median size	1,680 ft²
Median bedrooms	3
Median year built	2001
Single family	59%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	2.6%
Owner occupied	46%
Company owned	14%
Median loan-to-value	0%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	655
Density	40 / mi²
Median household income	\$69K
Average household income	\$96K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	54
Homes occupied	80%
Bachelor's or higher	11%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	58°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.