

# Livingston 38570

ZIP code · TN · Tennessee > Overton County > Livingston

BALANCED MARKET

**\$213K**

MEDIAN SALE PRICE

**+4.0%**

1-YR CHANGE

**146**

SALES (12 MO)

**\$215K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



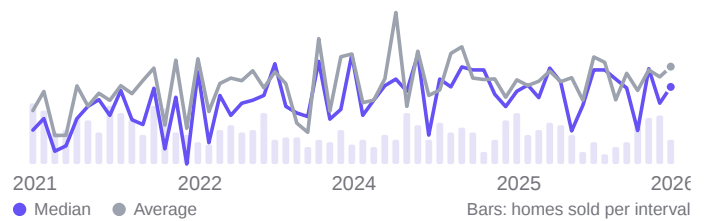
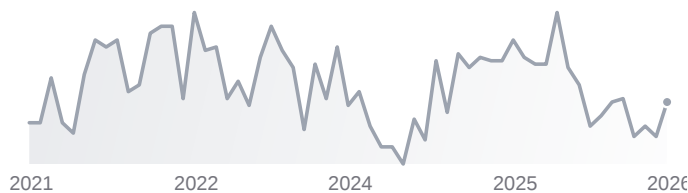
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$212K · Average \$245K

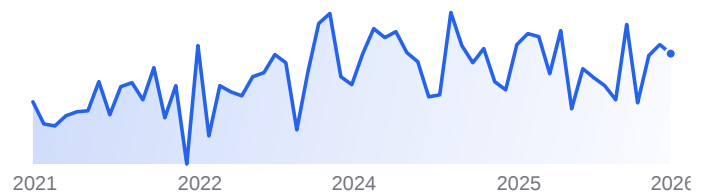
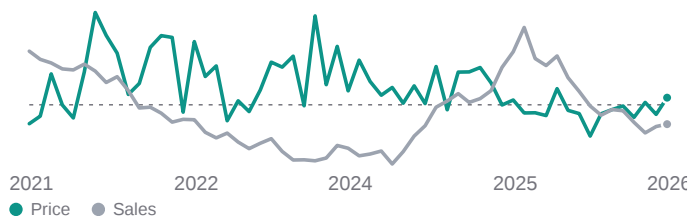


Growth (year over year)

Price +4.0% · Sales -11.0%

Price per square foot

\$165/ft²

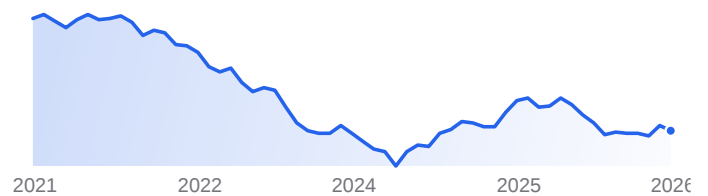
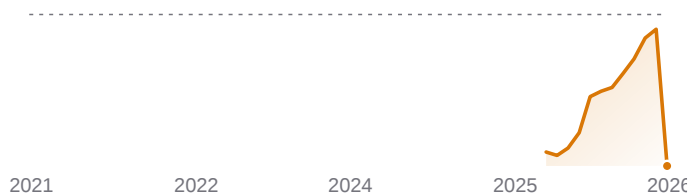


Sale premium vs estimated value

-4.4%

Annual turnover (share of homes sold)

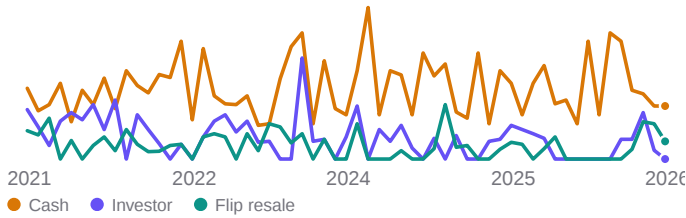
3.6%



## BUYERS & OUTCOMES

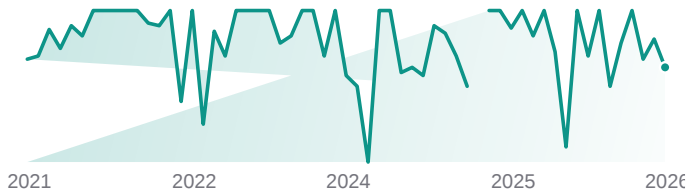
### Buyer mix

Cash 30% · Investor 0% · Flip resale 10%



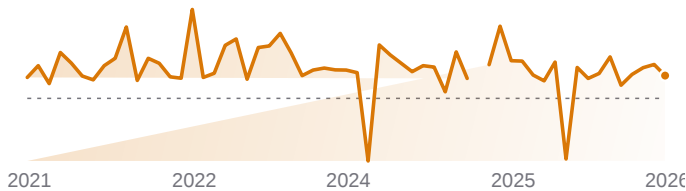
### Sellers who sold at a gain

75%



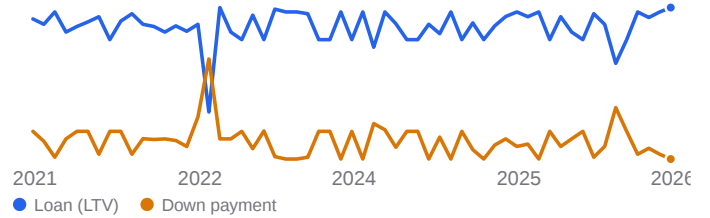
### Median annualized return at resale

+6.1%



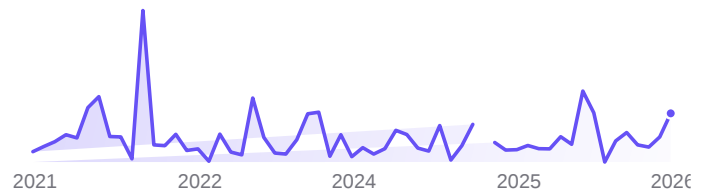
### Financing (share of purchase price)

Loan (LTV) 101% · Down payment 1.8%



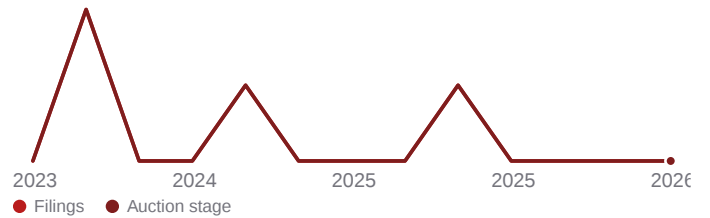
### Typical hold before selling

10.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,038     |
| Median value (AVM) | \$215K    |
| Median size        | 1,334 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1978      |
| Single family      | 71%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 67%      |
| Underwater (LTV 125% or more) | 3.9%     |
| Owner occupied                | 74%      |
| Company owned                 | 8.8%     |
| Median loan-to-value          | 25%      |
| Typical ownership tenure      | 10.6 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 10,172   |
| Density                          | 92 / mi² |
| Median household income          | \$47K    |
| Average household income         | \$72K    |
| Crime index (US avg 100)         | 130      |
| Air pollution index (US avg 100) | 107      |
| Earthquake index (US avg 100)    | 48       |
| Homes occupied                   | 91%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 19.7%    |
| Unemployment                     | 1.0%     |
| Average temp                     | 56°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.