

Rock Island 38581

ZIP code · TN · Tennessee > Warren County

SELLER'S MARKET

\$236K

MEDIAN SALE PRICE

+30.1%

1-YR CHANGE

69

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

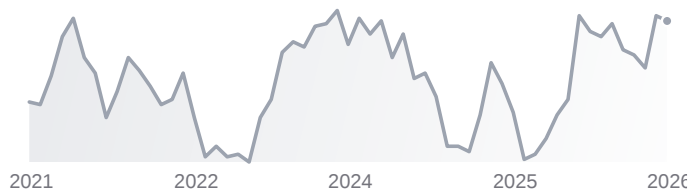
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

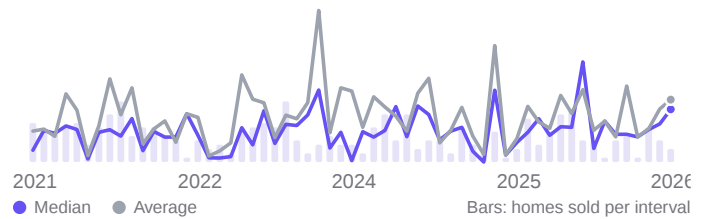
Market temperature (0–100)

72 / 100



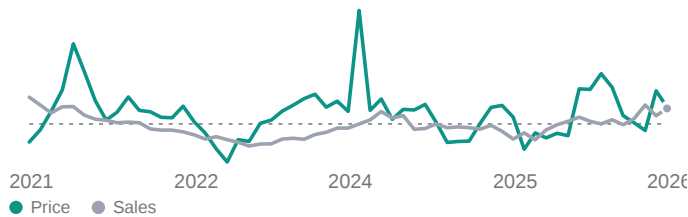
Sale prices

Median \$298K · Average \$349K



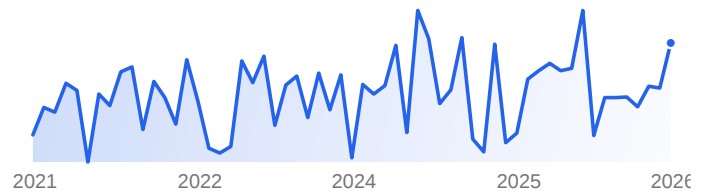
Growth (year over year)

Price +30.1% · Sales +27.8%



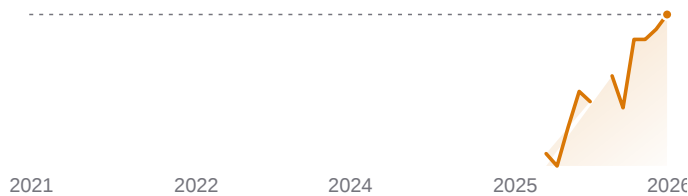
Price per square foot

\$216/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

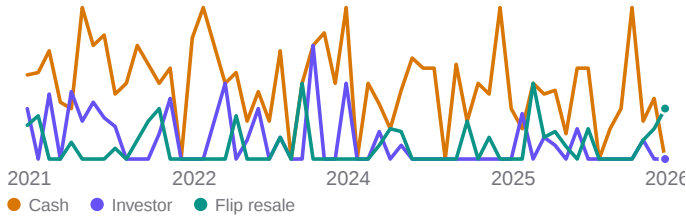
3.2%



BUYERS & OUTCOMES

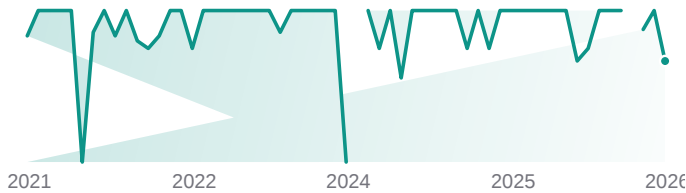
Buyer mix

Cash 0% · Investor 0% · Flip resale 33%



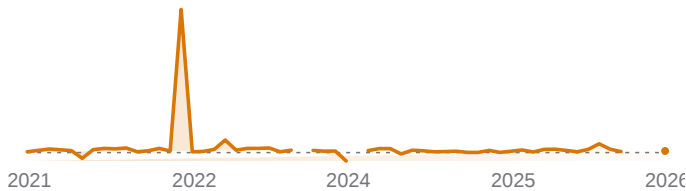
Sellers who sold at a gain

67%

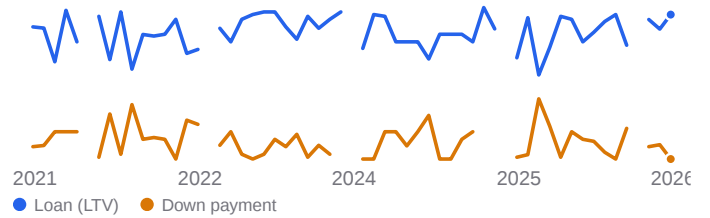


Median annualized return at resale

+5.9%

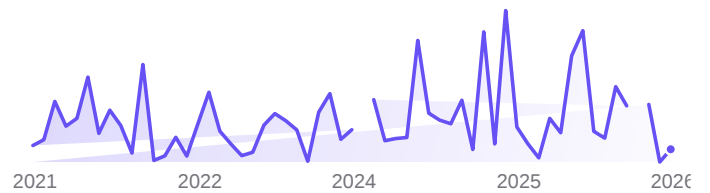


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



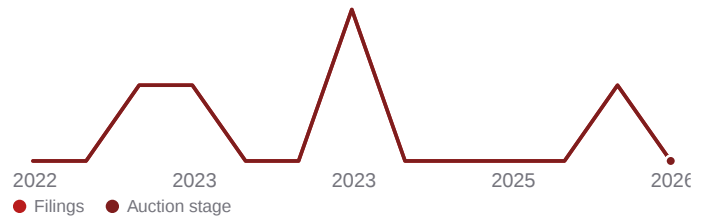
Typical hold before selling

2.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,129
Median value (AVM)	\$203K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1984
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	3.0%
Owner occupied	72%
Company owned	9.4%
Median loan-to-value	18%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	4,656
Density	45 / mi²
Median household income	\$53K
Average household income	\$61K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	66
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	12.0%
Unemployment	1.1%
Average temp	57°F
Annual precip	57 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.