

Whitleyville 38588

ZIP code · TN · Tennessee > Jackson County

SELLER'S MARKET

\$408K

MEDIAN SALE PRICE

+274.6%

1-YR CHANGE

16

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



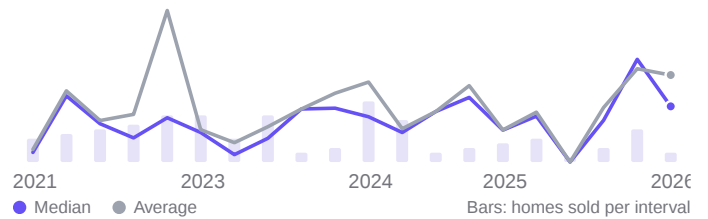
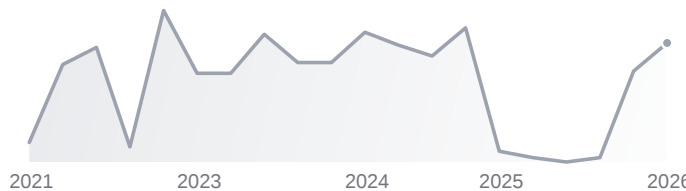
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$235K · Average \$357K

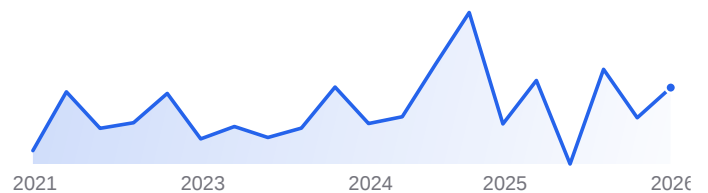
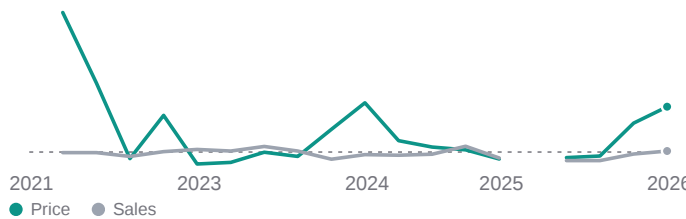


Growth (year over year)

Price +274.6% · Sales +6.7%

Price per square foot

\$188/ft²

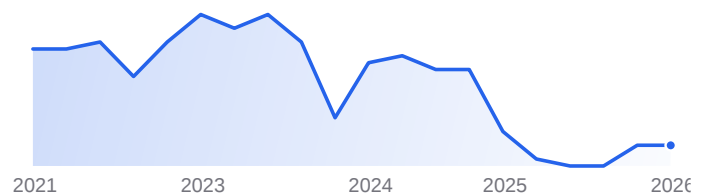


Sale premium vs estimated value

-5.6%

Annual turnover (share of homes sold)

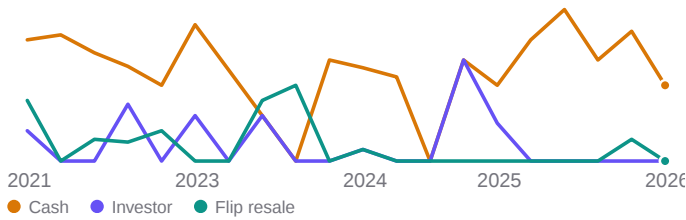
2.6%



BUYERS & OUTCOMES

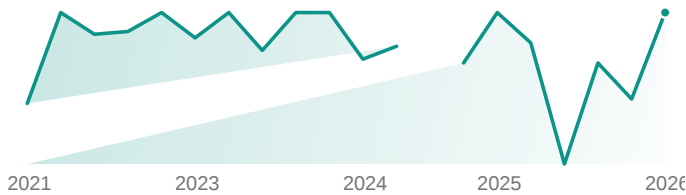
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



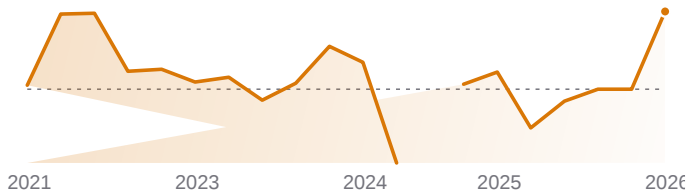
Sellers who sold at a gain

100%

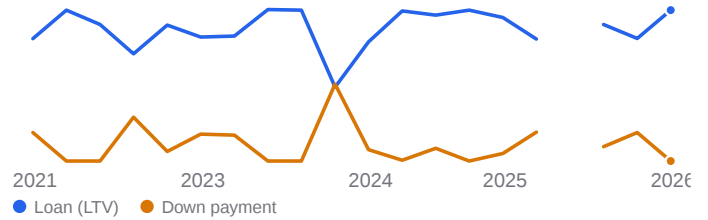


Median annualized return at resale

+31.9%

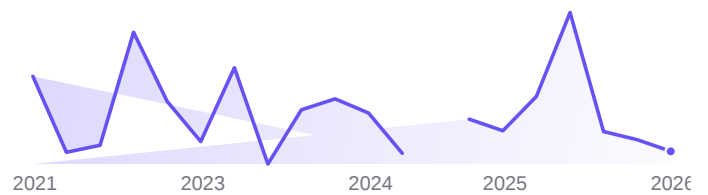


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	610
Median value (AVM)	\$194K
Median size	1,204 ft²
Median year built	1984
Single family	44%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	3.6%
Median loan-to-value	0%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	1,683
Density	18 / mi²
Median household income	\$45K
Average household income	\$61K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	47
Homes occupied	85%
Bachelor's or higher	6%
Poverty rate	28.8%
Unemployment	1.1%
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.