

Lenoir City, TN 37772



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Capstone Realty Group

315 Ebenezer Rd.

Knoxville, TN 37923



Lenoir City, TN 37772

Market Trends

Market Trends for Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

| | | | |
|--|--|---|---|
| Months of Inventory 3.5 ↓ 1.41% MoM | Sold to List Price % 99.8% ↑ 2.3% MoM | Median Days in RPR 15 ↓ 21.05% MoM | Median Sold Price \$569,000 ↑ 14.72% MoM |
|--|--|---|---|

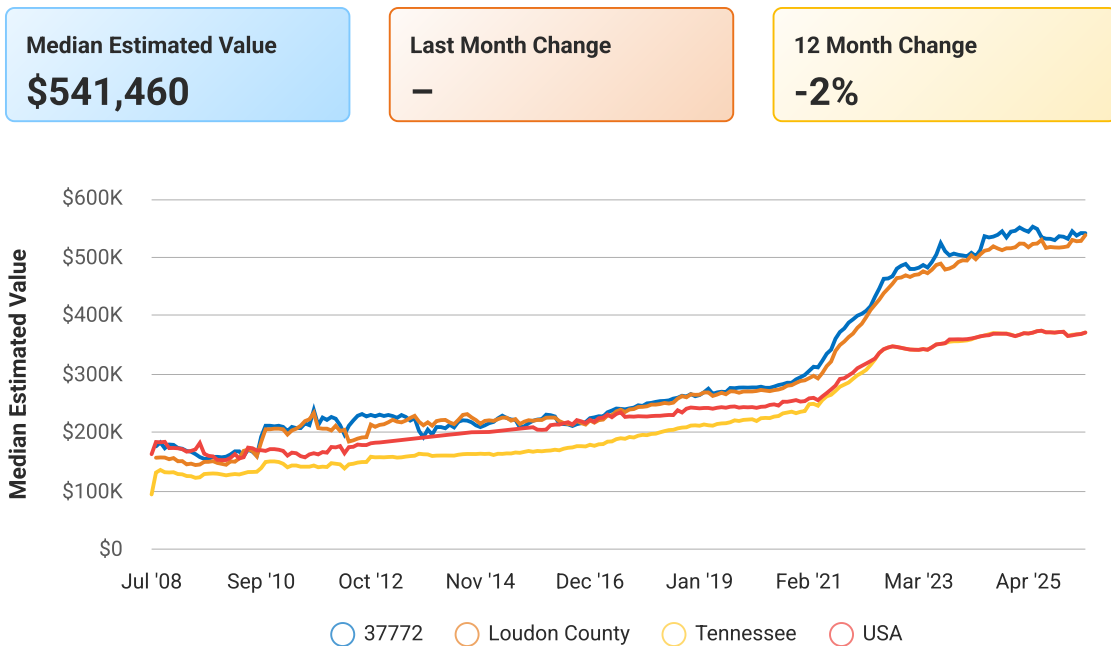
May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Lenoir City, TN 37772

May 2026 Active Listings

Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

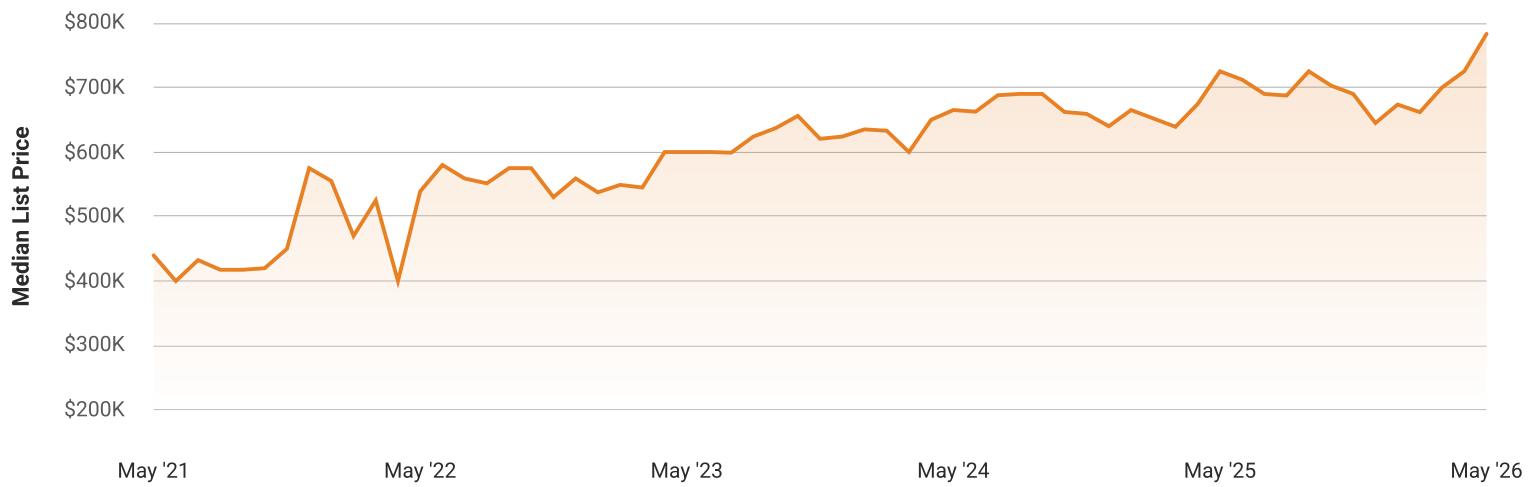
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$783,000

↑ 8% Month over Month



Lenoir City, TN 37772

May 2026 Sold Listings

Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

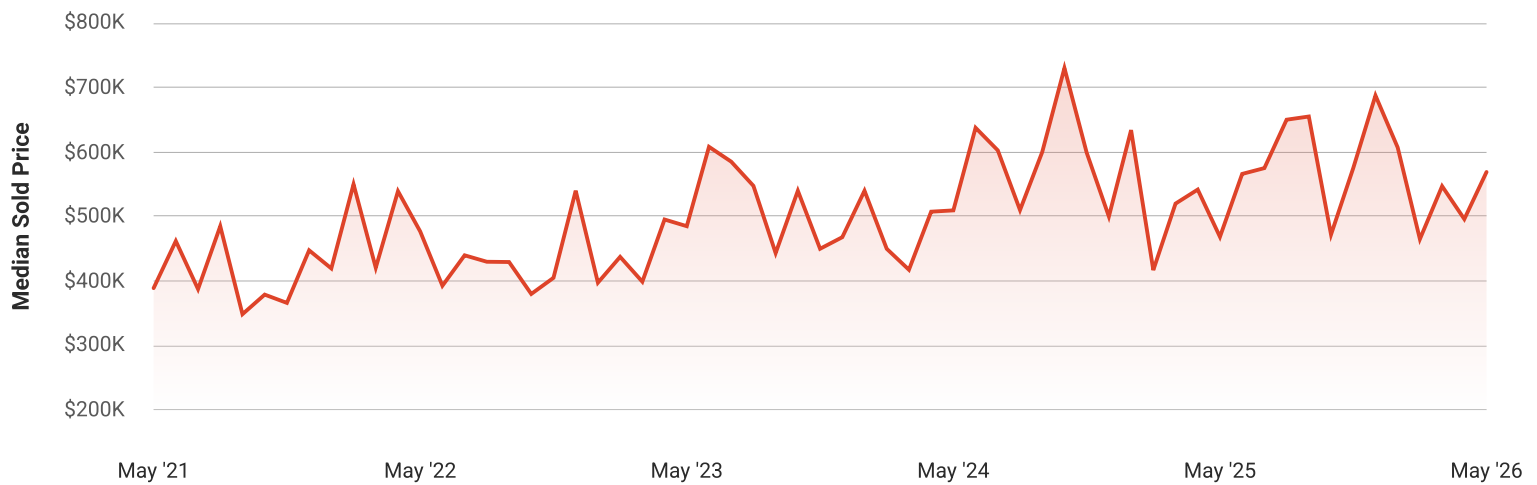
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$569,000

↑ 14.7% Month over Month



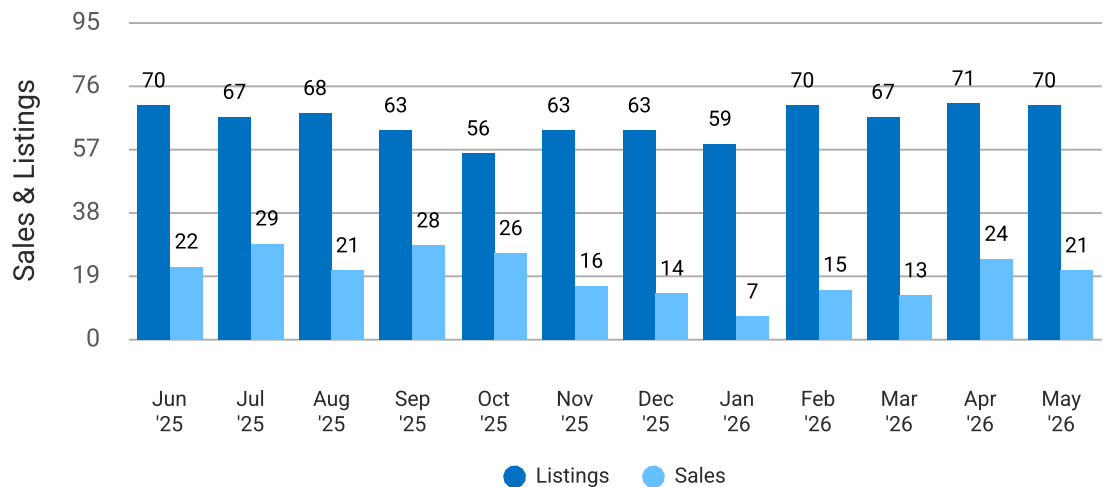
Total Sales and Active Listings in Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



Lenoir City, TN 37772

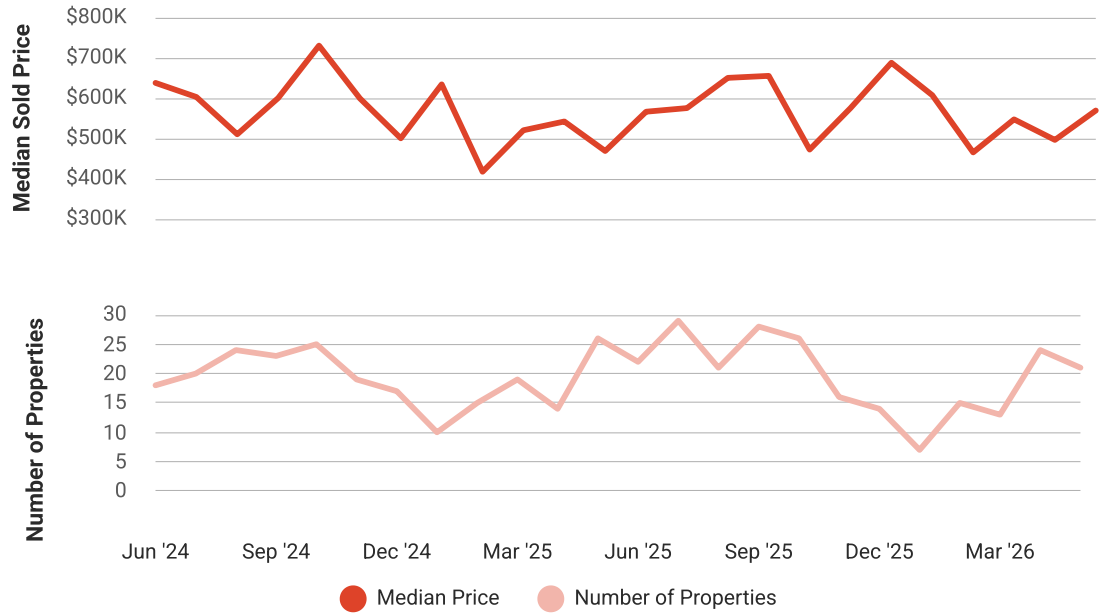
Median Sold Price vs Sold Listings in Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



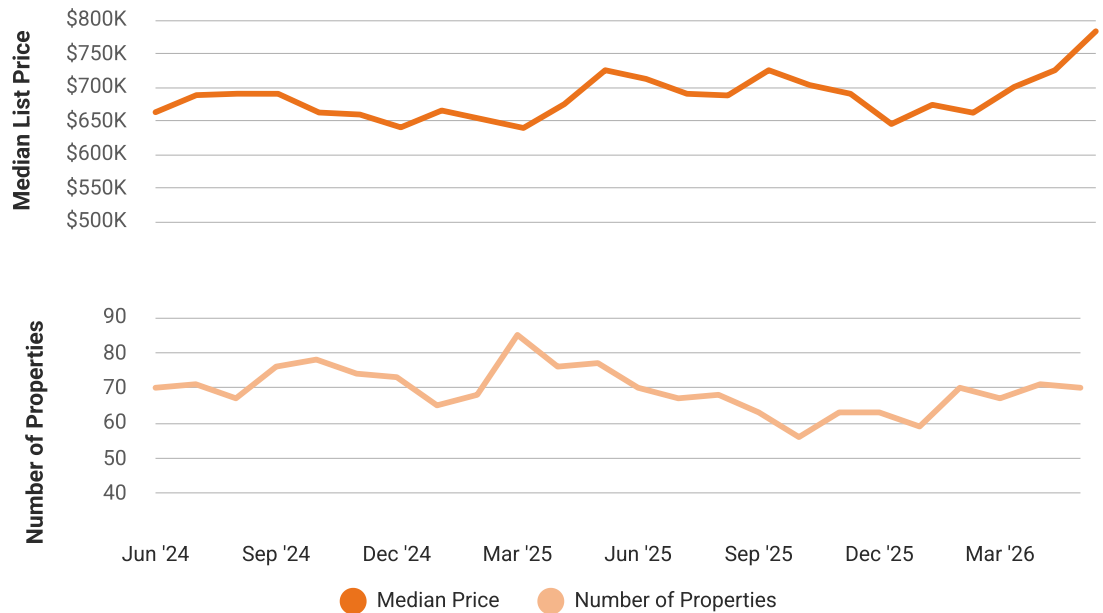
Median List Price vs Active Listings in Lenoir City, TN 37772

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Lenoir City, TN 37772

Market Snapshot

Value and Price Changes

| | Current | Last Month | Last 3 Months | Last 12 Months | Last 24 Months | Last 36 Months |
|--|-----------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Median Est. Property Value Last Updated: 5/31/2026 | \$541,460 | \$541,590 -0.02% | \$544,690 -0.59% | \$552,430 -1.99% | \$512,110 +5.73% | \$482,660 +12.18% |
| Median Sold Price Last Updated: 5/31/2026 | \$569,000 | \$496,000 +14.72% | \$465,000 +22.37% | \$468,500 +21.45% | \$509,500 +11.68% | \$485,000 +17.32% |
| Median List Price Last Updated: 5/31/2026 | \$783,000 | \$725,000 +8% | \$661,700 +18.33% | \$725,000 +8% | \$665,000 +17.74% | \$599,900 +30.52% |

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

Change Types: New Listings, Pending, Closed, Distressed

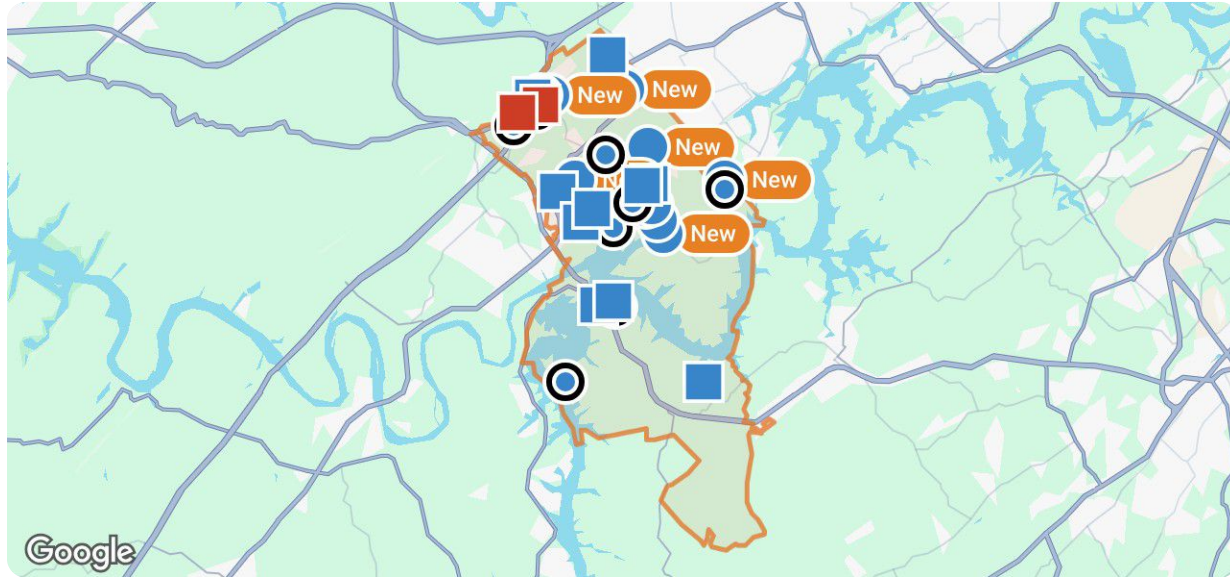
Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Lenoir City, TN 37772

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed

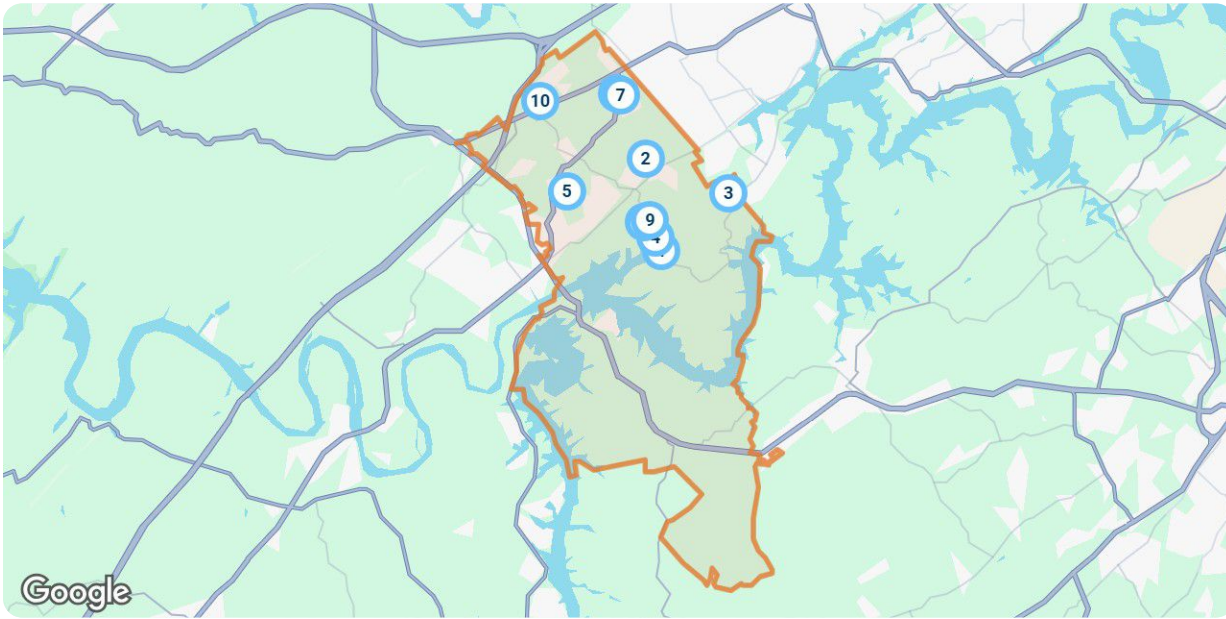
| | New | Pending | Closed |
|-----------------------------------|-------------|-------------|---------------------------|
| Number of Properties | 10 | 10 | 10 |
| Lowest Listing Price / Est.Value | \$399,900 | \$399,000 | \$355,000 |
| Median Listing Price / Est.Value | \$534,450 | \$672,500 | \$546,950 |
| Highest Listing Price / Est.Value | \$751,200 | \$1,850,000 | \$862,500 |
| Average Price / sqft | \$246 | \$241 | \$248 |
| Median Price / sqft | \$251 | \$237 | \$207 |
| Average Days in RPR | 16 | 66 | 32 |
| Median Days in RPR | 4 | 30 | 2 |
| Total Volume | \$5,535,600 | \$7,577,600 | \$5,475,400 |
| Source | Listings | Listings | Public Records & Listings |

Lenoir City, TN 37772

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

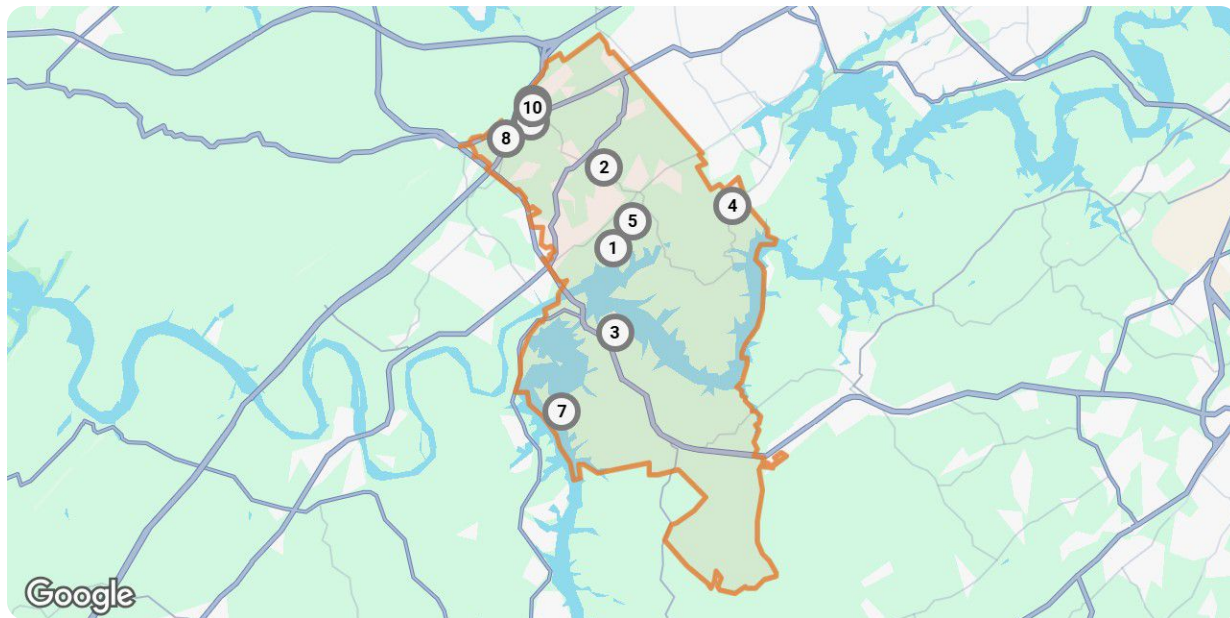
| New: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft |
|--|--|----------------------|--------------|---------------------|------------|------------|-------------------------|---------------------------|
| 1 |  <p>1076 Britts Dr Lenoir City, TN 37772 MLS ID: 1344386 ● Active / For Sale</p> <p><i>Listing Courtesy of Tellico Realty, Inc.</i></p> | Single Family | 3/4 | 2,800 | 0.33 acres | 2007 | 6/12/2026 – days | \$645,900 \$231/sq ft |
| 2 |  <p>1683 Mountain Dr Lenoir City, TN 37772 MLS ID: 1343797 ● Active / For Sale</p> <p><i>Listing Courtesy of Wallace</i></p> | Condo/Townhouse/Apt. | 2/2 | 1,981 | 436 sqft | 2021 | 6/7/2026 5 days | \$519,900 \$262/sq ft |
| 3 |  <p>308 Silo Dr Lenoir City, TN 37772 MLS ID: 1344460 ● Active / For Sale</p> <p><i>Listing Courtesy of DIYFlatfee.com</i></p> | Single Family | 3/3 | 1,560 | 0.45 acres | 1993 | 6/12/2026 – days | \$399,900 \$256/sq ft |
| 4 |  <p>171 Stamford Bridge Way Lenoir City, TN 37772 MLS ID: 1338184 ● Active / For Sale</p> <p><i>Listing Courtesy of Realty Executives Associates</i></p> | Single Family | 4/3 | 2,576 | 0.26 acres | 2022 | 4/24/2026 49 days | \$634,900 \$246/sq ft |
| 5 |  <p>1528 Crescent Oaks Ln Lenoir City, TN 37772 MLS ID: 1344003 ● Active / For Sale</p> <p><i>Listing Courtesy of Keller Williams</i></p> | Single Family | 4/3 | 2,412 | 8,305 sqft | 2005 | 6/9/2026 3 days | \$549,000 \$228/sq ft |

Lenoir City, TN 37772

| New: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size | Year Built | List Date / Days in RPR | List Price / \$ Per Sq Ft |
|--------------------|---|---------------|--------------|---------------------|------------|------------|-------------------------|---------------------------|
| | 1617 Mountain Dr Lenoir City, TN 37772 MLS ID: 1344258 ● Active / For Sale <i>Listing Courtesy of ResultsMLS.com</i> | Single Family | 2/2 | 1,948 | 4,356 sqft | 2021 | 6/11/2026 1 day | \$519,900 \$267/sq ft |
| | 346 E Port Dr Lenoir City, TN 37772 MLS ID: 1344058 ● Active / For Sale <i>Listing Courtesy of Wallace</i> | Single Family | 3/2 | 2,124 | 0.34 acres | 2011 | 6/9/2026 3 days | \$629,900 \$297/sq ft |
| | 225 Poppy Pl Lenoir City, TN 37772 MLS ID: 1342147 ● Active / For Sale <i>Listing Courtesy of Woody Creek Realty, LLC</i> | Single Family | 5/4 | 2,913 | 0.42 acres | 2026 | 5/23/2026 20 days | \$751,200 \$258/sq ft |
| | 241 Gail Ln Lenoir City, TN 37772 MLS ID: 1338121 ● Active / For Sale <i>Listing Courtesy of Honors Real Estate Services LLC</i> | Single Family | 4/3 | 2,220 | 0.31 acres | 2019 | 4/24/2026 49 days | \$425,000 \$191/sq ft |
| | 851 Rawhide Trl Lenoir City, TN 37772 MLS ID: 1344214 ● Active / For Sale <i>Listing Courtesy of Slyman Real Estate</i> | Single Family | 3/3 | 2,094 | 1.7 acres | 1996 | 6/11/2026 1 day | \$460,000 \$220/sq ft |

Pending

Source: Listings




Legend

● Pending



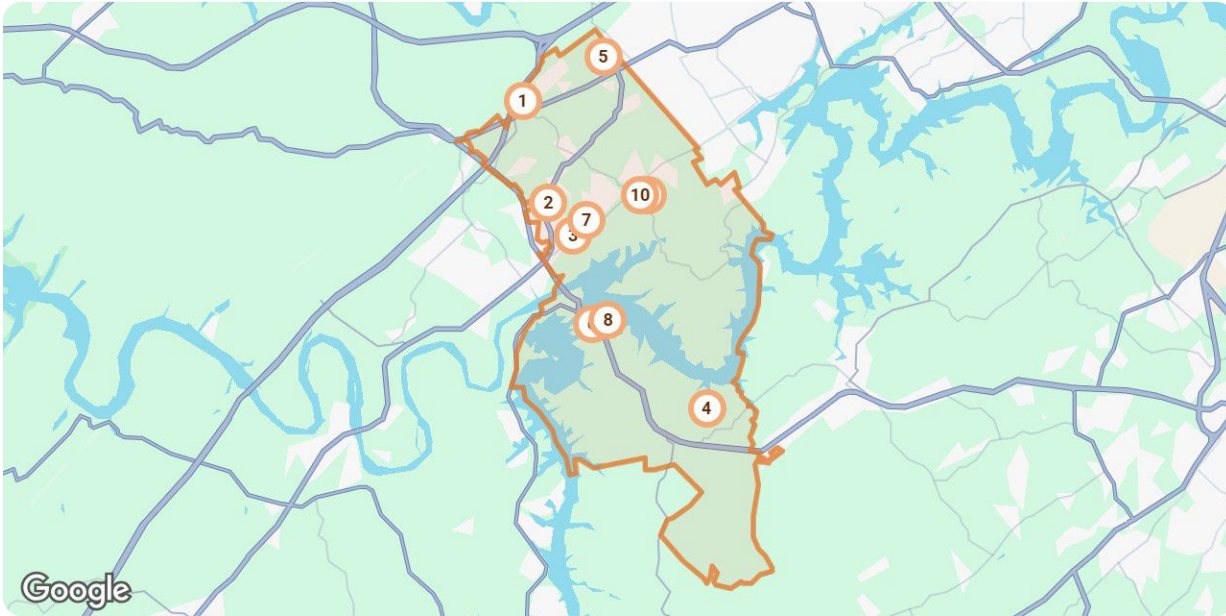
Lenoir City, TN 37772

| Pending: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | List Date | List Price / \$ Per Sq Ft | Pending Date / Days in RPR |
|------------------------|--|---------------|--------------|---------------------|-----------------------|-----------|----------------------------|----------------------------|
| 1 |  <p>180 Hatteras Cir Lenoir City, TN 37772 MLS ID: 1326194 ● Pending / For Sale</p> <p><i>Listing Courtesy of Smoky Mountain Realty</i></p> | Single Family | 5/4 | 3,900 | 0.27 acres 2025 | 1/12/2026 | \$719,900 \$185/sq ft | 6/10/2026 149 days |
| 2 |  <p>198 Limelight Ln Lenoir City, TN 37772 MLS ID: 1322351 ● Pending / For Sale</p> <p><i>Listing Courtesy of Woody Creek Realty, LLC</i></p> | Single Family | 4/3 | 2,659 | 0.43 acres 2025 | 11/8/2025 | \$639,900 \$241/sq ft | 6/10/2026 214 days |
| 3 |  <p>680 Oak Chase Blvd Lenoir City, TN 37772 MLS ID: 1341621 ● Pending / For Sale</p> <p><i>Listing Courtesy of Wallace</i></p> | Single Family | 3/3 | 2,673 | 436 sqft 1997 | 5/20/2026 | \$700,000 \$262/sq ft | 6/8/2026 19 days |
| 4 |  <p>655 Wesley Rd Lenoir City, TN 37772 MLS ID: 1335519 ● Pending / For Sale</p> <p><i>Listing Courtesy of The Ferguson Company</i></p> | Single Family | 4/3 | 2,376 | 1.2 acres 1973 | 4/6/2026 | \$399,000 \$168/sq ft | 5/16/2026 40 days |
| 5 |  <p>415 Shaw Ferry Ln Lenoir City, TN 37772 MLS ID: 1343068 ● Pending / For Sale</p> <p><i>Listing Courtesy of Sentell Real Estate</i></p> | Single Family | 4/5 | 3,692 | 2.44 acres 1994 | 6/1/2026 | \$899,000 \$243/sq ft | 6/7/2026 6 days |
| 6 |  <p>1624 Silver Oaks Ln Lenoir City, TN 37772 MLS ID: 1340759 ● Pending / For Sale</p> <p><i>Listing Courtesy of Honors Real Estate Services LLC</i></p> | Single Family | 4/3 | 2,106 | 8,712 sqft 2005 | 5/14/2026 | \$489,900 \$233/sq ft | 5/21/2026 7 days |
| 7 |  <p>154 Gail Ln Lenoir City, TN 37772 MLS ID: 1340889 ● Pending / For Sale</p> <p><i>Listing Courtesy of Smoky Mountain Realty</i></p> | Single Family | 4/4 | 3,144 | 0.33 acres 2019 | 5/14/2026 | \$525,000 \$167/sq ft | 5/21/2026 7 days |
| 8 |  <p>248 Sesame St Lenoir City, TN 37772 MLS ID: 1330076 ● Pending / For Sale</p> <p><i>Listing Courtesy of Woody Creek Realty, LLC</i></p> | Single Family | 4/3 | 2,215 | 0.34 acres 2024 | 2/20/2026 | \$709,900 \$320/sq ft | 5/22/2026 91 days |
| 9 |  <p>2104 Clearmill Dr Lenoir City, TN 37772 MLS ID: 1338097 ● Pending / For Sale</p> <p><i>Listing Courtesy of United Real Estate Solutions</i></p> | Single Family | 4/4 | 2,809 | 0.49 acres 2019 | 4/23/2026 | \$645,000 \$230/sq ft | 4/28/2026 5 days |
| 10 |  <p>511 Commodore Dr Lenoir City, TN 37772 MLS ID: 1326718 ● Pending / For Sale</p> <p><i>Listing Courtesy of Realty Executives Associates</i></p> | Single Family | 4/4 | 5,148 | 0.62 acres 2021 | 1/16/2026 | \$1,850,000 \$359/sq ft | 5/18/2026 122 days |

Lenoir City, TN 37772

Closed

Source: Public Records and Listings



Legend

● Closed

| Closed: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price % |
|--|--|----------------------|--------------|---------------------|-----------------------|---------------------------|-----------------------------|--|
| 1 |  <p>378 Cedar Branch Trl Lenoir City, TN 37772 MLS ID: 1341754 ■ Closed / For Sale <i>Courtesy of Realty Executives Associates</i></p> | Single Family | 2/2 | 1,796 | 0.5 acres 2021 | 6/12/2026 2 days | \$500,000 \$278/sq ft | ↑ 1.01% |
| 2 |  <p>160 Timber Cir Lenoir City, TN 37772 MLS ID: 1337675 ■ Closed / For Sale <i>Courtesy of Southland Realtors, Inc</i></p> | Single Family | 3/3 | 2,531 | 10,119 sqft 2026 | 6/9/2026 23 days | \$524,900 \$207/sq ft | – |
| 3 |  <p>1160 Meadow Walk Ln Lenoir City, TN 37772 ■ Closed / Public Record</p> | Condo/Townhouse/Apt. | 3/3 | 3,080 | – 2025 | 5/28/2026 – days | \$569,000 \$107/sq ft | – |
| 4 |  <p>900 Foster Dr Lenoir City, TN 37772 MLS ID: 1338910 ■ Closed / For Sale <i>Courtesy of Realty Executives Associates</i></p> | Single Family | 3/3 | 1,915 | 0.44 acres 1974 | 6/3/2026 2 days | \$355,000 \$185/sq ft | ↑ 1.43% |
| 5 |  <p>15291 Meadow Rd W Lenoir City, TN 37772 ■ Closed / Public Record</p> | Single Family | –/– | – | 10.95 acres – | 5/27/2026 – days | \$585,000 –/sq ft | – |
| 6 |  <p>15325 Meadow Rd W Lenoir City, TN 37772 ■ Closed / Public Record</p> | Single Family | –/2 | 1,152 | 10.95 acres 2000 | 5/27/2026 – days | \$585,000 \$498/sq ft | – |



Lenoir City, TN 37772

| Closed: 10 properties | | Property Type | Beds / Baths | Living Area (sq ft) | Lot Size / Year Built | Closed Date / Days in RPR | Closed Price / \$ Per Sq Ft | List to Sold Price % |
|-----------------------|--|---------------|--------------|---------------------|-----------------------|---------------------------|-----------------------------|----------------------|
| | 895 Jacksonian Way Lenoir City, TN 37772 MLS ID: 1334288 Closed / For Sale <i>Courtesy of Keller Williams West Knoxville</i> | Single Family | 3/3 | 2,113 | 6,970 sqft 2021 | 6/8/2026 1 day | \$430,000 \$204/sq ft | - |
| | 109 Lake Harbor Dr Lenoir City, TN 37772 MLS ID: 1337192 Closed / For Sale <i>Courtesy of The Price Agency, Realty Executives</i> | Single Family | 4/3 | 3,321 | 1.26 acres 2024 | 6/5/2026 2 days | \$862,500 \$260/sq ft | ↑ 1.47% |
| | 125 Limelight Ln Lenoir City, TN 37772 MLS ID: 1322494 Closed / For Sale <i>Courtesy of Woody Creek Realty, LLC</i> | Single Family | 4/3 | 2,941 | 0.38 acres 2025 | 5/19/2026 146 days | \$669,000 \$227/sq ft | ↓ 0.67% |
| | 169 Cate Ln Lenoir City, TN 37772 MLS ID: 1325556 Closed / For Sale <i>Courtesy of United Real Estate Solutions</i> | Single Family | 3/3 | 2,220 | 0.34 acres 2018 | 4/6/2026 48 days | \$395,000 \$178/sq ft | ↓ 7.06% |

Hi Jeff & Lawanda,

I've prepared a market report for your neighborhood that highlights recent trends and activity in your area.

As you begin thinking about the timing of your move, we can review the numbers together and determine a pricing strategy that makes the most sense when the time comes. Because the market can shift quickly, it's best not to set a price too far in advance—but this report should serve as a helpful guide in the meantime.

Take a look when you have a moment, and let me know if anything catches your attention or raises questions.

I'm looking forward to the opportunity to connect again soon. And as always, I'm here if you need guidance or have questions along the way—please don't hesitate to reach out.

Kindest regards,

Jennifer



Jennifer Porco
Broker Affiliate, REALTOR®

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RENE  SRES



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Jennifer Porco

Jennifer brings over two decades of real estate prowess to your home search or sale. Known for her unwavering dedication and keen market sense, Jennifer has a proven track record of delivering exceptional results.



Jennifer Porco, REALTOR®

Targeting the Right Buyers

We utilize a comprehensive marketing strategy designed to attract serious, qualified buyers. Through a combination of online and offline tactics, we ensure your property receives maximum exposure.

Online Presence

- **Professional Photography and Virtual Tours:** Showcasing your property in its best light.
- **Listing Syndication:** Your home will be featured on top real estate websites, including Zillow*, Redfin, Homes.com, Realtor.com, etc., ensuring wide visibility.
- **Social Media Campaigns:** Targeted ads and engaging posts on platforms like Facebook, Instagram and LinkedIn to reach potential buyers.
- **Email Marketing:** Directly reaching out to a curated list of potential buyers and real estate agents.

Offline Marketing

- **Open Houses:** Professionally hosted to welcome potential buyers.
- **Print Materials:** High-quality brochures and flyers distributed in key locations.
- **Networking:** Leveraging our extensive network of real estate professionals to find the right buyer.



I've had the pleasure of working with Jennifer Porco on multiple occasions whether it be property rentals or home sales. I've worked with other agents in the past, but none of them had the tenacity, drive, professionalism and motivation to get the job done. I highly recommend Jennifer Porco as a Real Estate Agent, you will not be disappointed!

-Iris Leyva



I have had several properties purchased and sold with Jennifer handling everything, she knows her job very well!!

-Doris Arnold

Pre-Listing Checklist

Exterior & Curb Appeal

- Landscaping trimmed and tidy
- Driveway and walkways clear and in good repair
- Exterior paint touch-ups completed
- House numbers visible and secure
- Front door and entryway welcoming and clean

Kitchen

- Countertops cleared and cleaned
- Appliances clean and fully functional
- Cabinets organized and decluttered
- Floors swept and mopped
- Fixtures and hardware polished

Bedrooms

- Personal items minimized and stored away
- Closets organized and decluttered
- Bedding clean and neatly arranged
- Floors vacuumed and free of stains
- Windows clean and treatments in good condition

Bathrooms

- Countertops cleared and cleaned
- Mirrors streak-free and clean
- Showers and tubs scrubbed and free of mildew
- Toilets clean and functioning properly
- Fresh towels and minimal decor

Living Room

- Furniture arranged to maximize space
- Clutter removed and surfaces dusted
- Lighting fixtures working and dust-free
- Floors cleaned and any rugs vacuumed
- Electronics organized and cords hidden

Utilities & Home Systems

- HVAC system serviced and filters changed
- Water heater functioning and accessible
- All outlets and switches functional
- Plumbing checked for leaks or drips
- Smoke and carbon monoxide detectors tested

Office/Home Workspace

- Desk organized and clear
- Cords and cables neatly managed
- Lighting adequate and functional
- Seating area neatly arranged
- Floors vacuumed and mopped

Final Touches

- Personal photos and sensitive items stored away
- Neutralize any pet odors and clean pet areas
- Replace any burnt out light bulbs
- Ensure all windows and doors operate smoothly
- Leave out any manuals or warranties for appliances and systems

Pre-Listing Checklist (Continued)

Ensure your property stands out and the listing process is as efficient as possible with this essential Pre-Listing Checklist. Designed with sellers in mind, this guide helps you cover the critical areas of your home, from the outside in, to showcase its best features.

Exterior & Curb Appeal

- Ensure the lawn is mowed, and gardens are weeded and mulched.
- Check that the driveway and walkways are clean and in good condition.
- Clean windows, repair any exterior damage, and consider a fresh coat of paint if needed.
- Make sure the entrance is inviting with a clean doormat, functioning doorbell, and neat porch area.

Interior Appeal

- Declutter all rooms to create a spacious and inviting environment.
- Deep clean the entire house, including carpets, windows, and surfaces.
- Apply a fresh coat of neutral paint where necessary to brighten spaces.
- Arrange furniture to optimize flow and showcase room purposes effectively.

Ready for Showing

- Replace all burnt-out light bulbs and ensure all light fixtures work.
- Remove personal photographs and items to allow buyers to envision themselves in the space.
- Neutralize odors, especially if you have pets, and ensure the home is ventilated.
- Leave out any important documents related to the house, such as warranties and manuals.

Jennifer Porco
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RENE



Lenoir City, TN 37772

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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