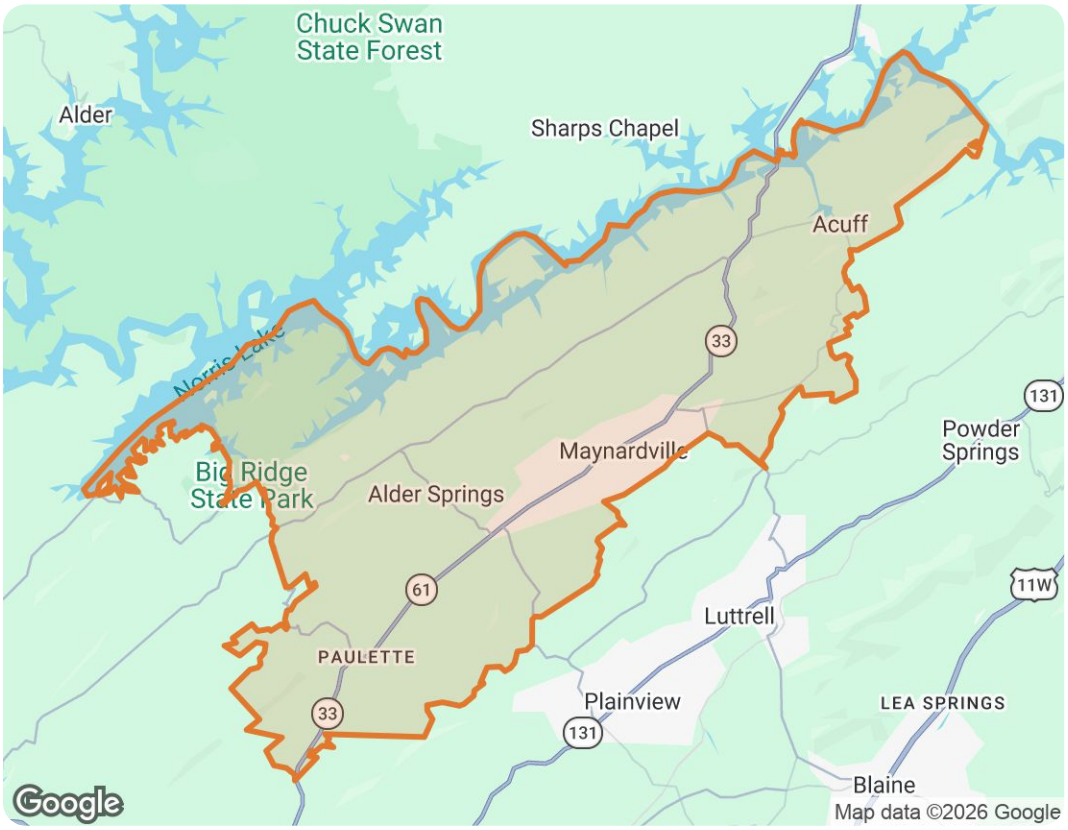
Maynardville, TN 37807



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Capstone Realty Group

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Knoxville, TN 37923

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Maynardville, TN 37807

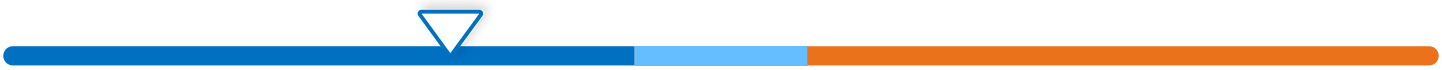
Market Trends

Market Trends for Maynardville, TN 37807

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.73	97%	16	$271,900
↓ 12.65% MoM	↑ 0.09% MoM	↓ 65.96% MoM	↓ 9.37% MoM

October 2026 Median Estimated Property Value

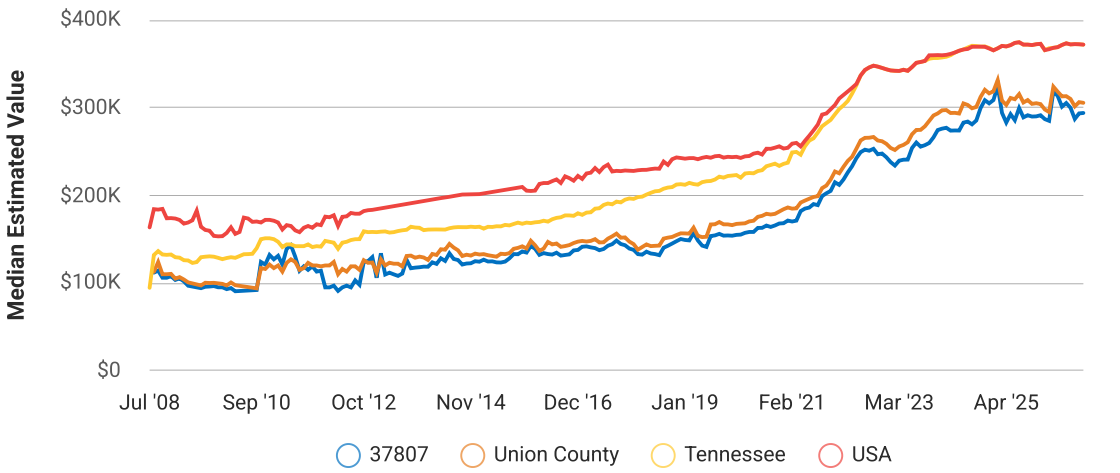
Single Family + Condo/Townhouse/Apt.

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

Median Estimated Value	Last Month Change	12 Month Change
$293,890	+0.2%	+1.4%



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Maynardville, TN 37807

October 2026 Active Listings

Maynardville, TN 37807

Single Family + Condo/Townhouse/Apt.

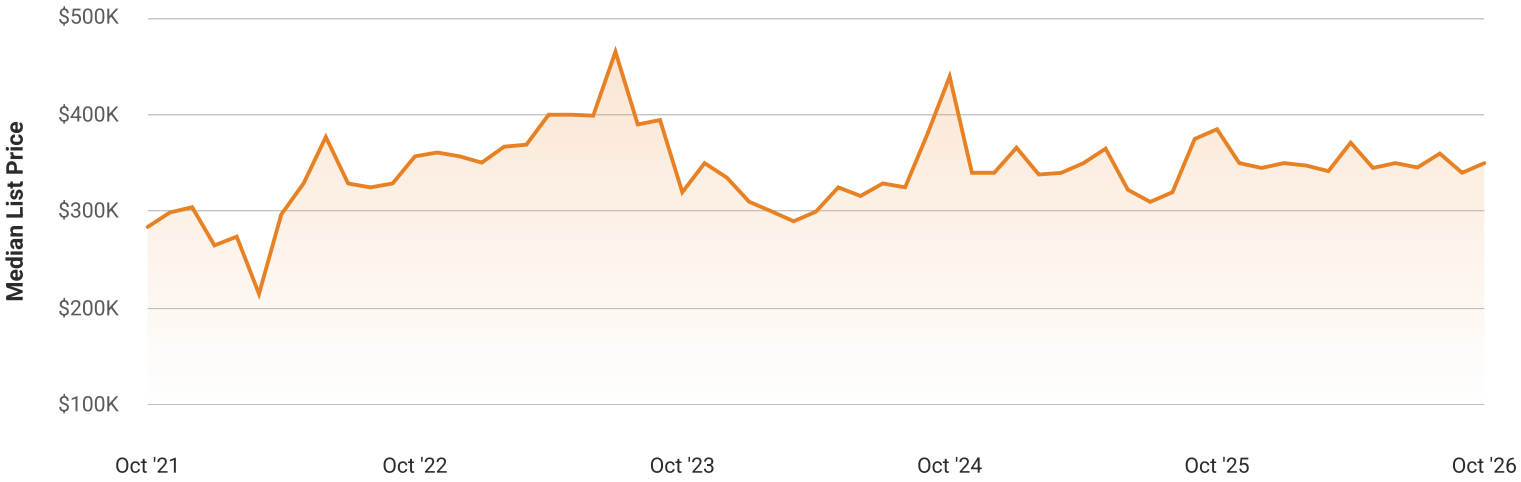
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory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

Source: Listing sources

Update Frequency: Monthly

Median List Price - $350,000

↑ 2.9% Month over Month



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Maynardville, TN 37807

October 2026 Sold Listings

Maynardville, TN 37807

Single Family + Condo/Townhouse/Apt.

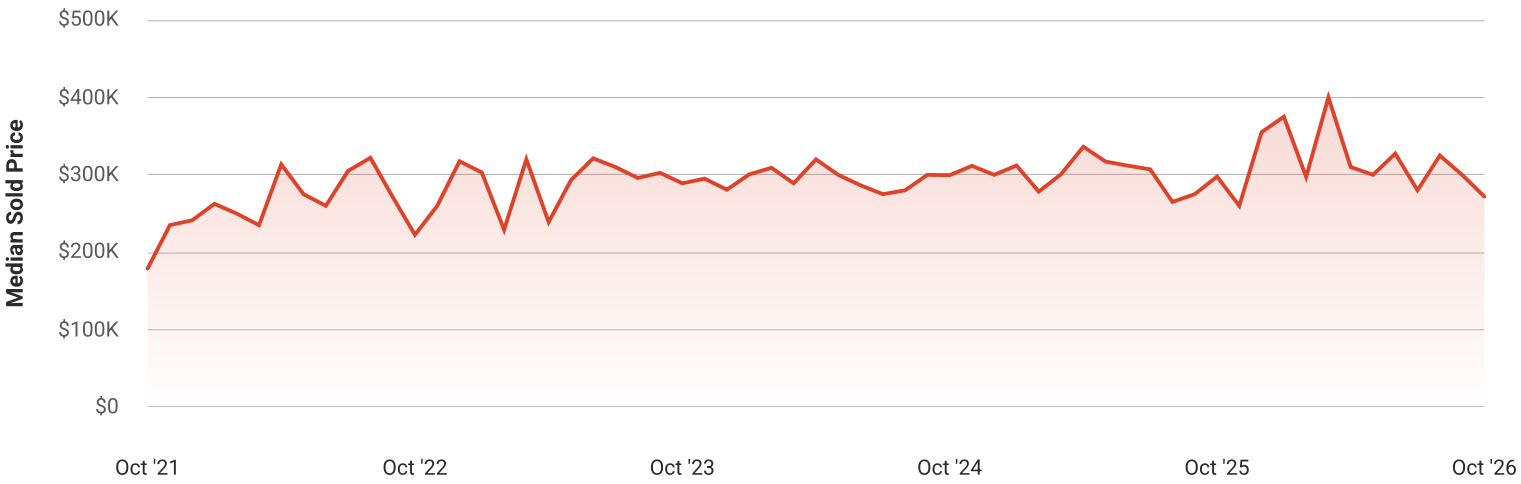
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between 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 - $271,900

9.4% Month over Month



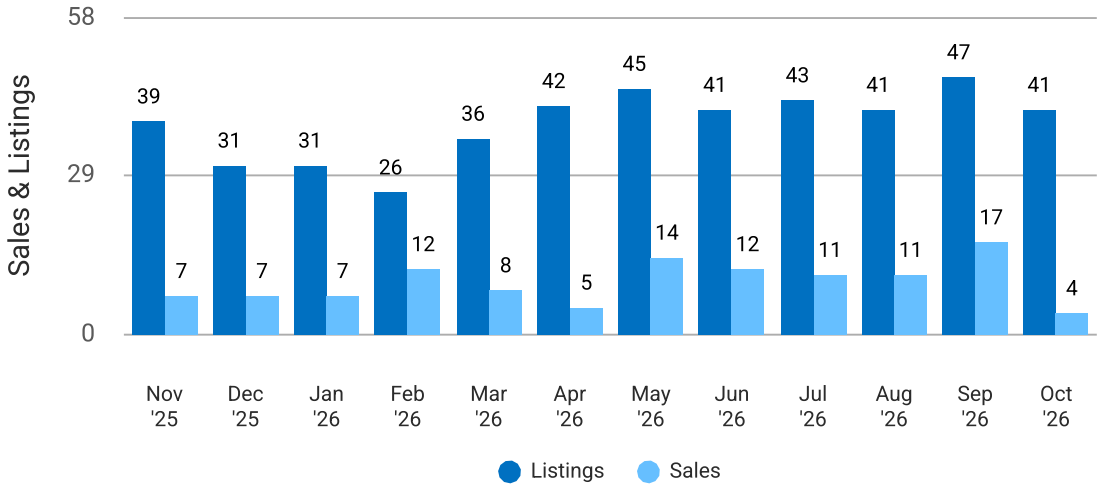
Total Sales and Active Listings in Maynardville, TN 37807

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



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Maynardville, TN 37807

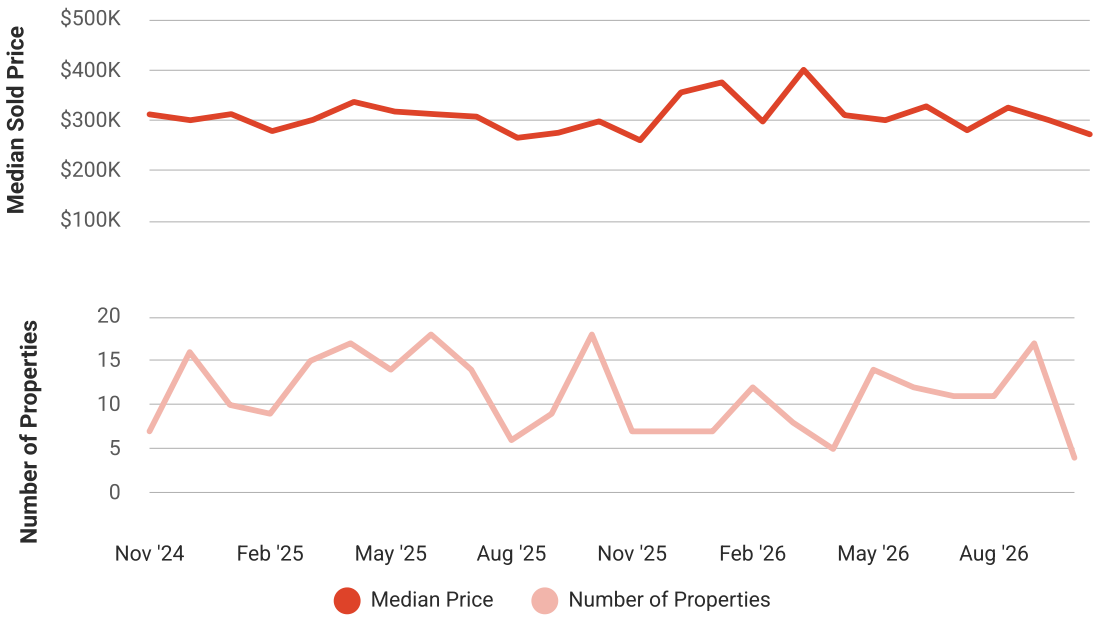
Median Sold Price vs Sold Listings in Maynardville, TN 37807

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



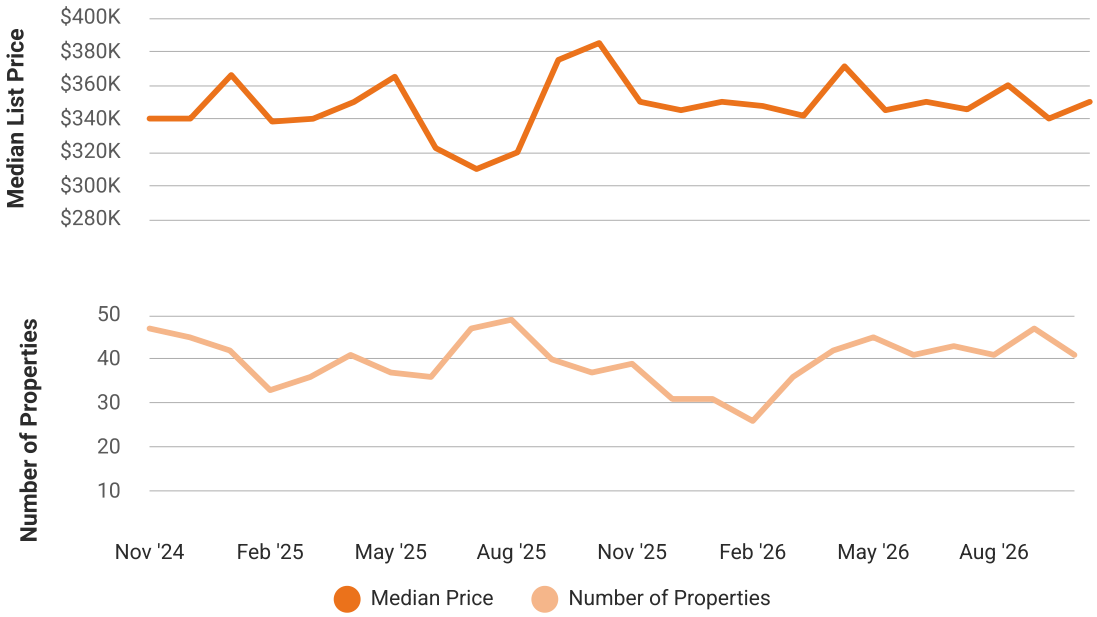
Median List Price vs Active Listings in Maynardville, TN 37807

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



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Maynardville, TN 37807

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: 10/31/2026	$293,890	$293,380 +0.17%	$299,790 -1.97%	$289,800 +1.41%	$299,460 -1.86%	$259,630 +13.2%
Median Sold Price Last Updated: 10/31/2026	$271,900	$300,000 -9.37%	$280,000 -2.89%	$297,700 -8.67%	$299,500 -9.22%	$289,000 -5.92%
Median List Price Last Updated: 10/31/2026	$350,000	$340,000 +2.94%	$345,500 +1.3%	$385,000 -9.09%	$439,450 -20.35%	$319,900 +9.41%

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

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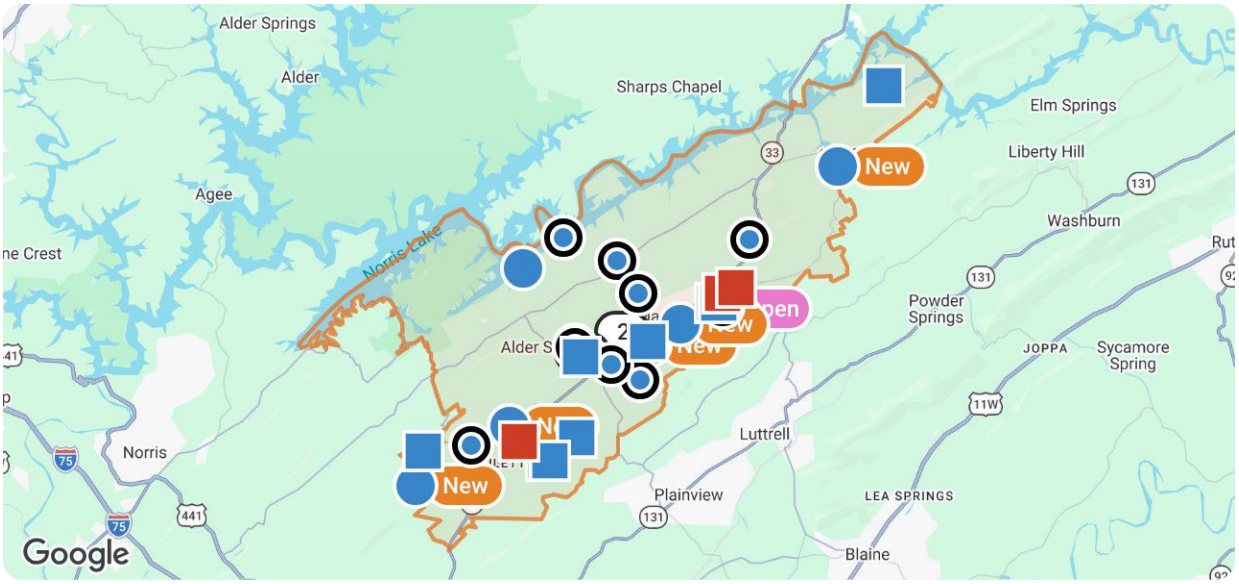
Maynardville, TN 37807

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	1
Lowest Listing Price / Est.Value	$225,000	$168,900	$35,000	$324,600
Median Listing Price / Est.Value	$387,450	$342,475	$262,500	$324,600
Highest Listing Price / Est.Value	$1,250,000	$975,000	$887,500	$324,600
Average Price / sqft	$236	$235	$152	$254
Median Price / sqft	$243	$224	$134	$254
Average Days in RPR	27	33	38	–
Median Days in RPR	17	24	35	–
Total Volume	$4,864,799	$3,718,350	$3,326,800	$324,600
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

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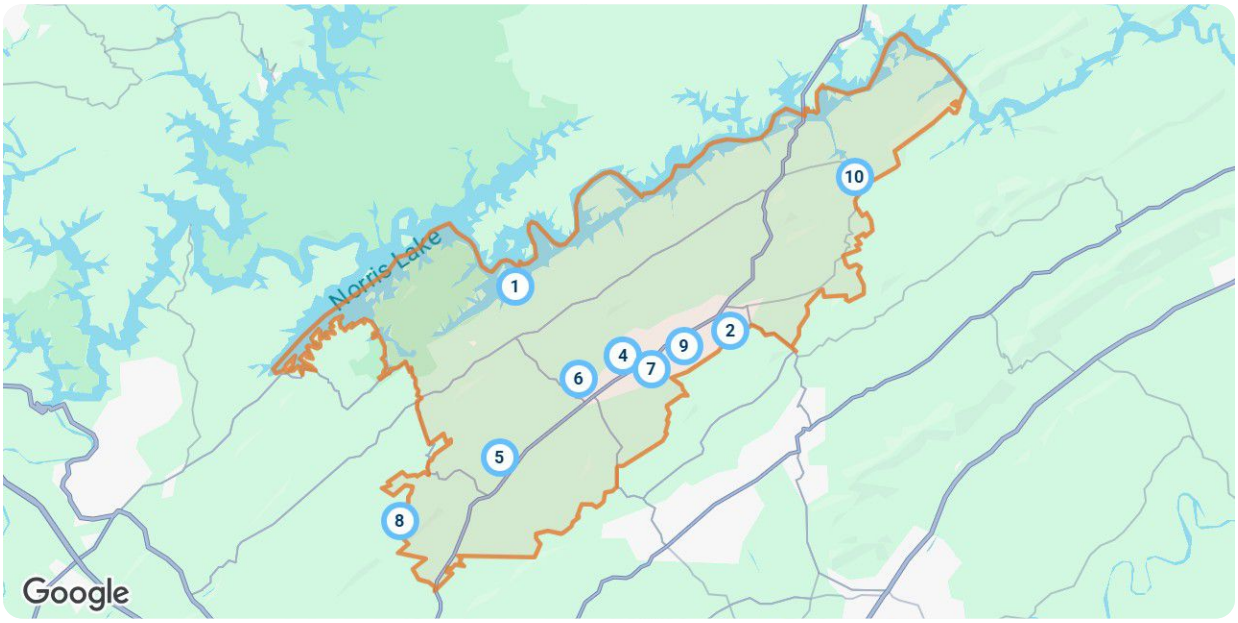
Maynardville, TN 37807

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 **125 Dan Shumate Rd** **Maynardville, TN 37807** MLS ID: 1355258 Active / For Sale *Listing Courtesy of United Real Estate Solutions*	Single Family	4/4	4,972	13.55 acres	2005	9/11/2026 60 days	$1,250,000 $251/sq ft
2 **425 Highway 61 W** **Maynardville, TN 37807** MLS ID: 1361501 Active / For Sale *Listing Courtesy of The Real Estate Firm, Inc.*	Single Family	2/4	2,197	3.01 acres	2006	11/8/2026 2 days	$569,900 $259/sq ft
3 **1184 Raccoon Valley Rd** **Maynardville, TN 37807** MLS ID: 1357308 Active / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	3/2	1,750	4.23 acres	1960	9/30/2026 41 days	$509,000 $291/sq ft
4 **542 Little Valley Rd** **Maynardville, TN 37807** MLS ID: 1360318 Active / For Sale *Listing Courtesy of Wallace*	Single Family	2/2	960	0.5 acres	1940	10/28/2026 13 days	$225,000 $234/sq ft
5 **130 Riley Ct** **Maynardville, TN 37807** MLS ID: 1358924 Active / For Sale *Listing Courtesy of Wallace*	Single Family	5/3	2,511	10,018 sqft	2024	10/15/2026 26 days	$369,999 $147/sq ft

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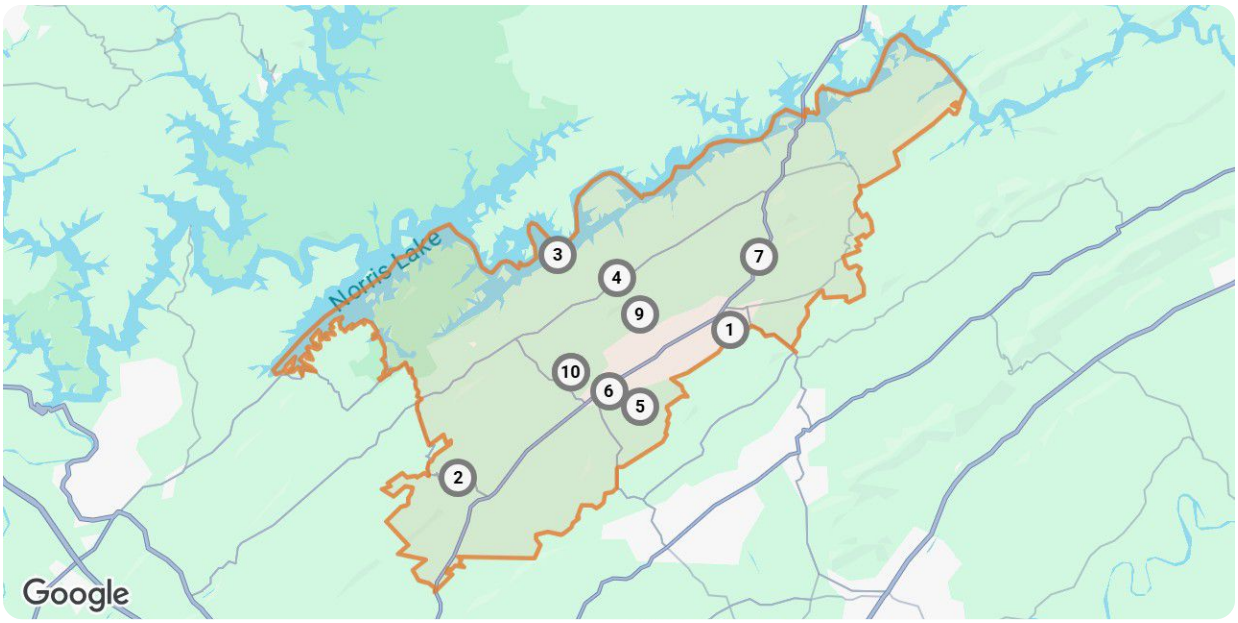
Maynardville, TN 37807

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
6 **Lynn Dr TN 37807** MLS ID: 1352942 Active / For Sale *Listing Courtesy of Tennessee Life Real Estate Professionals*	Single Family	3/2	1,450	0.4 acres	2026	8/24/2026 78 days	$399,900 $276/sq ft
7 **237 N Glen Rd Maynardville, TN 37807** MLS ID: 1359515 Active / For Sale *Listing Courtesy of Opendoor Brokerage, LLC*	Single Family	2/2	1,764	0.34 acres	2018	10/20/2026 21 days	$367,000 $208/sq ft
8 **112 Riley Ct Maynardville, TN 37807** MLS ID: 1360503 Active / For Sale *Listing Courtesy of Southern Charm Homes*	Single Family	5/3	2,496	8,276 sqft	2024	10/29/2026 12 days	$375,000 $150/sq ft
9 **142 Lambdin Rd Maynardville, TN 37807** MLS ID: 1360263 Active / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	2/1	900	18.81 acres	1920	10/28/2026 13 days	$350,000 $389/sq ft
10 **1021 Fox Hunter Rd Maynardville, TN 37807** MLS ID: 1360876 Active / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	3/3	3,013	1.23 acres	1976	11/2/2026 8 days	$449,000 $149/sq ft

Pending

Source: Listings



Legend

Pending

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Maynardville, TN 37807

	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	**197 Old Maynardville Hwy** **Maynardville, TN 37807** MLS ID: 1343335 Pending / For Sale *Listing Courtesy of The Real Estate Firm, Inc.*	Single Family	3/2	1,468	0.3 acres 2021	6/4/2026	$345,500 $235/sq ft	10/30/2026 148 days
2	**219 Harmon Dr** **Maynardville, TN 37807** MLS ID: 1360921 Pending / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	2/2	912	435 sqft 1979	11/2/2026	$169,900 $186/sq ft	11/5/2026 3 days
3	**135 Raccoon Valley Rd** **Maynardville, TN 37807** MLS ID: 1360406 Pending / For Sale *Listing Courtesy of United Real Estate Solutions*	Single Family	3/2	1,224	0.42 acres 2017	10/29/2026	$269,900 $221/sq ft	11/2/2026 4 days
4	**126 Cross Creek Cir** **Maynardville, TN 37807** MLS ID: 1354691 Pending / For Sale *Listing Courtesy of The Real Estate Firm, Inc.*	Single Family	3/2	1,468	4.13 acres 2026	9/7/2026	$449,900 $306/sq ft	10/19/2026 42 days
5	**224 N Glen Rd** **Maynardville, TN 37807** MLS ID: 1359061 Pending / For Sale *Listing Courtesy of United Real Estate Solutions*	Single Family	3/2	1,648	0.34 acres 2018	10/16/2026	$350,000 $212/sq ft	10/29/2026 13 days
6	**334 Timber Creek Rd** **Maynardville, TN 37807** MLS ID: 1356793 Pending / For Sale *Listing Courtesy of Pace Probity Asset Management*	Single Family	3/2	1,424	10,018 sqft 2024	9/24/2026	$339,450 $238/sq ft	10/22/2026 28 days
7	**195 Booker Rd** **Maynardville, TN 37807** MLS ID: 1354701 Pending / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	3/2	1,272	0.55 acres 1992	9/7/2026	$289,900 $228/sq ft	10/15/2026 38 days
8	**2086 Hickory Valley Rd** **Maynardville, TN 37807** MLS ID: 1357673 Pending / For Sale *Listing Courtesy of eXp Realty, LLC*	Single Family	4/2	2,100	5.69 acres 1978	10/2/2026	$359,900 $171/sq ft	10/22/2026 20 days
9	**553 Hurricane Hollow Rd** **Maynardville, TN 37807** MLS ID: 1359213 Pending / For Sale *Listing Courtesy of Realty Executives Associates*	Single Family	3/4	2,463	2.4 acres 1998	10/16/2026	$975,000 $396/sq ft	10/22/2026 6 days
10	**1321 Little Valley Rd** **Maynardville, TN 37807** MLS ID: 1355129 Pending / For Sale *Listing Courtesy of Capstone Realty Group*	Single Family	3/2	1,120	1.1 acres 1976	9/11/2026	$168,900 $151/sq ft	10/13/2026 32 days

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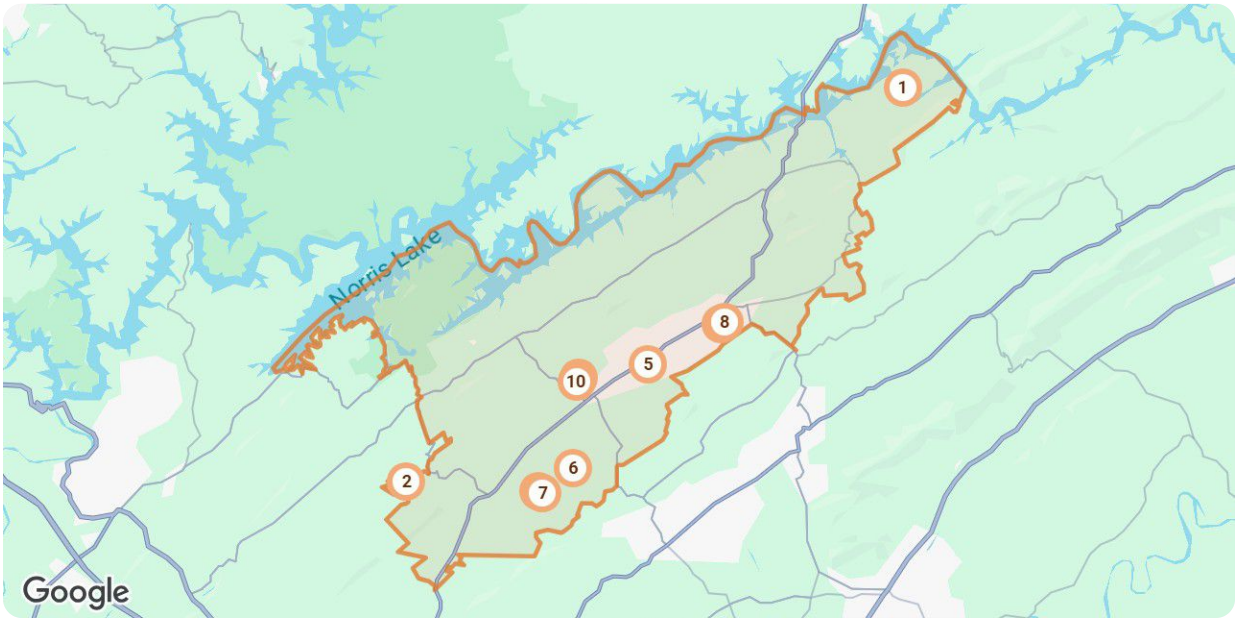
Maynardville, TN 37807

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 **298 Brock Rd** **Maynardville, TN 37807** MLS ID: 1340733 **Closed / For Sale** *Courtesy of Your Home Sold Guaranteed Real*	Single Family	3/2	2,176	1.99 acres 1992	11/9/2026 83 days	$325,000 $149/sq ft	↓ 7.14%
2 **160 Reece Lakeview Ln** **Maynardville, TN 37807** MLS ID: 1351834 **Closed / For Sale** *Courtesy of Realty Executives Associates*	Single Family	4/3	3,232	30 acres 2001	11/5/2026 48 days	$887,500 $275/sq ft	↓ 40.83%
3 **740 Fox Hunter Rd** **Maynardville, TN 37807** **Closed / Public Record**	Single Family	–/2	2,522	10 acres 1976	10/13/2026 – days	$110,000 $207/sq ft	–
4 **495 S Glen Rd** **Maynardville, TN 37807** MLS ID: 1355506 **Closed / For Sale** *Courtesy of Mountain Home Realty*	Single Family	3/2	1,428	0.73 acres 2017	10/30/2026 15 days	$350,000 $245/sq ft	↓ 1.41%
5 **827 Beard Valley Rd** **Maynardville, TN 37807** **Closed / Public Record**	Single Family	–/1	1,222	21.6 acres 1988	8/27/2026 – days	$145,000 $122/sq ft	–
6 **109 Winchester Rd** **Maynardville, TN 37807** **Closed / Public Record**	Single Family	–/3	1,531	– 2025	9/3/2026 – days	$35,000 $217/sq ft	–

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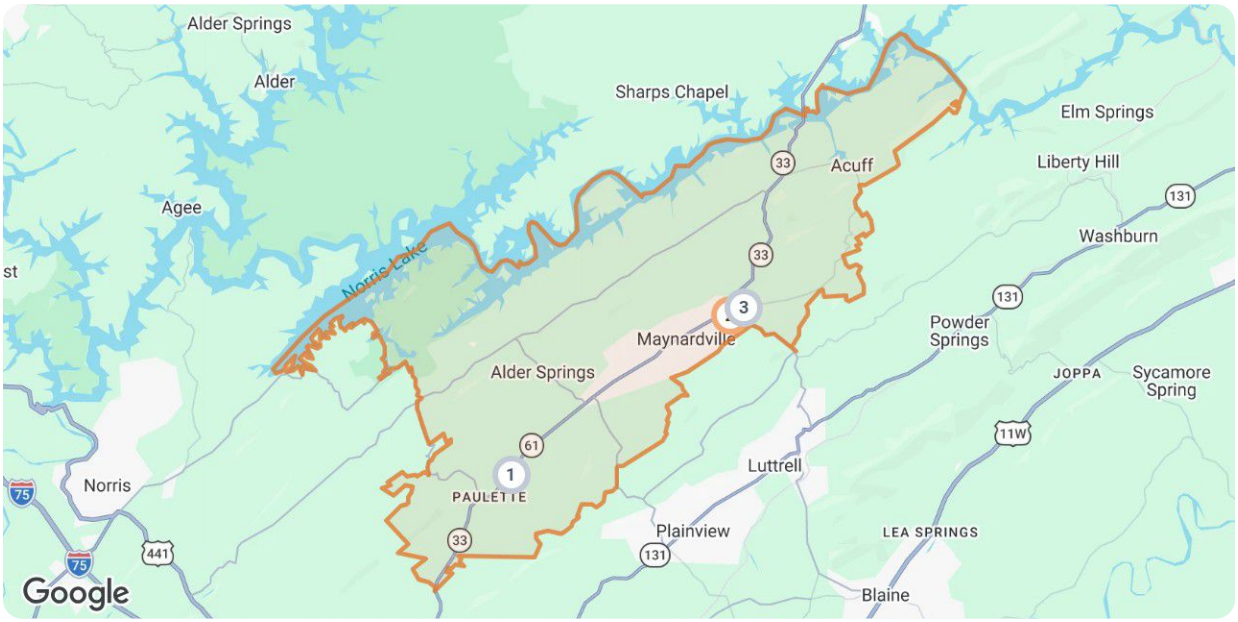
Maynardville, TN 37807

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 %
7 **405 Beard Valley Rd** **Maynardville, TN 37807** MLS ID: 1352012 Closed / For Sale *Courtesy of The Real Estate Firm, Inc.*	Single Family	4/3	3,650	2 acres 2018	9/25/2026 4 days	$856,800 $235/sq ft	↓ 2.63%
8 **583 Monroe Rd** **Maynardville, TN 37807** MLS ID: 1347148 Closed / For Sale *Courtesy of The Real Estate Firm, Inc.*	Single Family	3/2	1,224	8,712 sqft 2020	9/16/2026 35 days	$300,000 $245/sq ft	↑ 0.03%
9 **158 Burkhart Rd** **Maynardville, TN 37807** MLS ID: 1353006 Closed / For Sale *Courtesy of Realty Executives Associates*	Single Family	3/2	1,216	2.94 acres 1996	10/12/2026 34 days	$92,500 $76/sq ft	↓ 6.47%
10 **315 Circle Dr** **Maynardville, TN 37807** MLS ID: 1340115 Closed / For Sale *Courtesy of Realty Executives Associates*	Single Family	3/2	2,128	0.9 acres 2000	9/4/2026 50 days	$225,000 $106/sq ft	↓ 2%

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1 **162 Old Maynardville Hwy W** **Maynardville, TN 37807** Off Market / Public Record	Single Family	–/2	1,280	0.53 acres 2021	– – days	– $254/sq ft	9/25/2026 Notice of Foreclosure Sale

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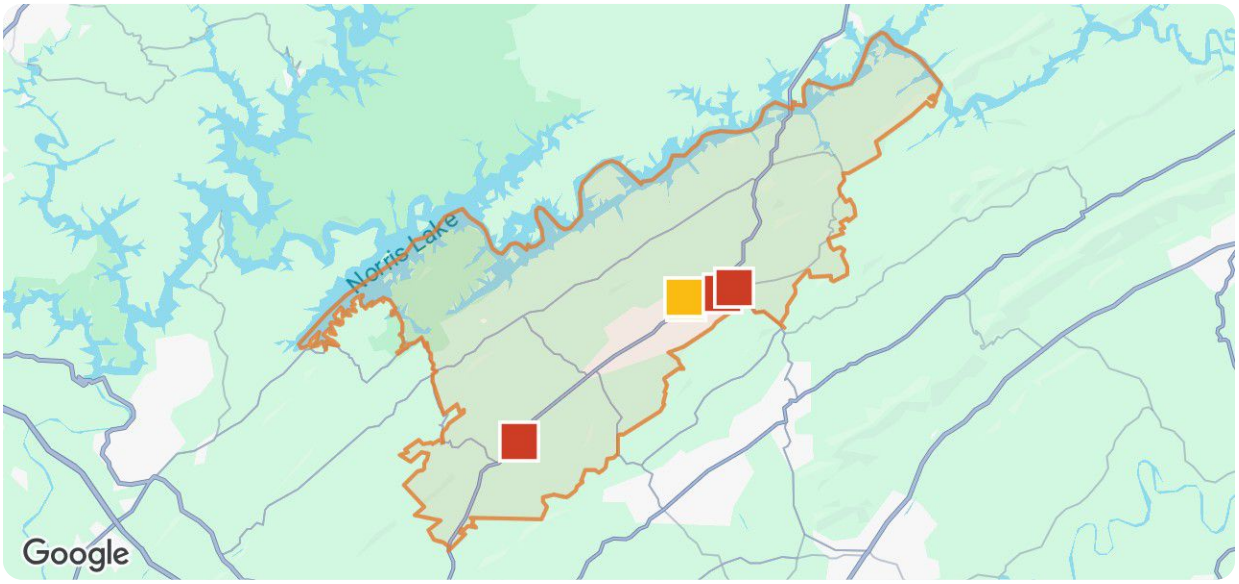
Maynardville, TN 37807

Summary

For Lease Activity in the Last 3 Months



Legend

- Distressed
- Recently Leased

	Closed	Distressed
Number of Properties	2	1
Lowest Listing Price / Est.Value	$2,000	$324,600
Median Listing Price / Est.Value	$2,225	$324,600
Highest Listing Price / Est.Value	$2,450	$324,600
Average Price / sqft	$1	$254
Median Price / sqft	$1	$254
Average Days in RPR	54	–
Median Days in RPR	54	–
Total Volume	$4,450	$324,600
Source	Public Records & Listings	Public Records & Listings

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Maynardville, TN 37807

Market Activity Breakdown

Closed

Source: Public Records and Listings

Legend

Closed

Closed: 2 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 **125 Link Ln** **Maynardville, TN 37807** MLS ID: 1349684 Closed / For Lease *Courtesy of Heartland Real Estate, LLC*	Single Family	3/2	1,684	10,018 sqft 2007	10/2/2026 67 days	– $1/sq ft	–
2 **378 Signet Ln** **Maynardville, TN 37807** MLS ID: 1349540 Closed / For Lease *Courtesy of ReMax Preferred Properties, In*	Single Family	–/–	–	0.3 acres –	9/3/2026 40 days	– –/sq ft	–

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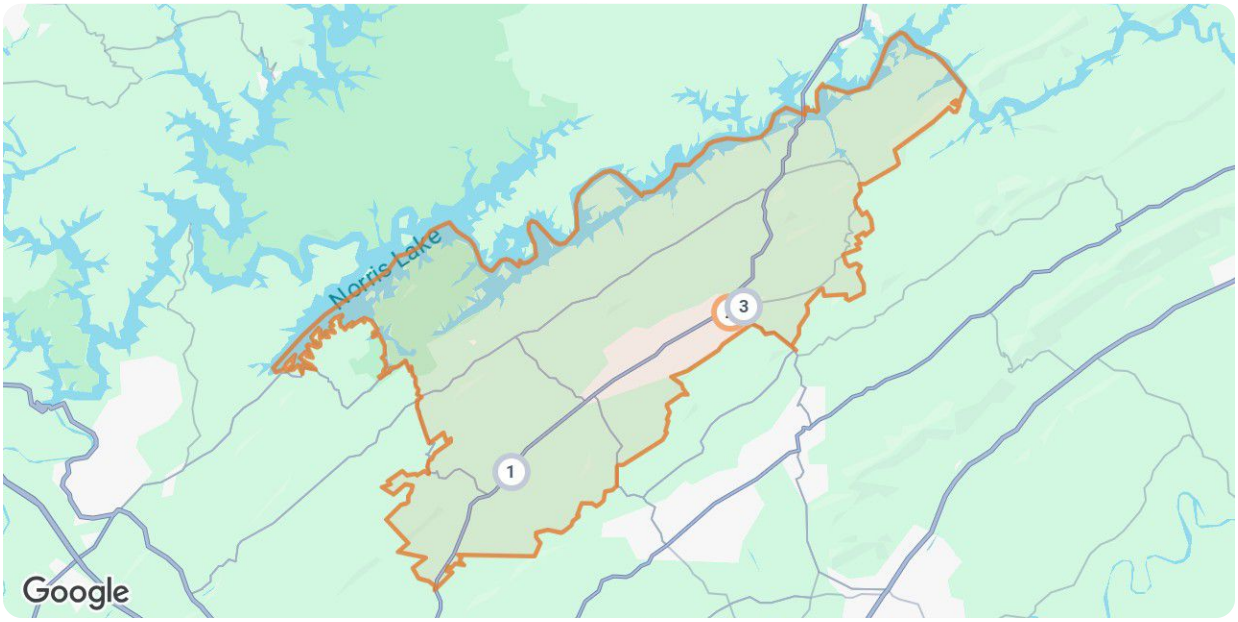
Maynardville, TN 37807

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1 **162 Old Maynardville Hwy W** **Maynardville, TN 37807** Off Market / Public Record	Single Family	–/2	1,280	0.53 acres 2021	– – days	– $254/sq ft	9/25/2026 Notice of Foreclosure Sale

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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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315 Ebenezer Rd, Knoxville, TN 37923

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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.

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