

2025

Real Estate Guide

Covering McMinn, Monroe and Meigs Counties



*A special publication of
The Daily Post-Athenian & The Advocate & Democrat*

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MLS#20253215
3bed 1.5bath
1,624 square feet, 0.25 acre lot
1911 Crest Rd, Maryville, TN 37804



\$229,000
Contact Heather Jaramillo
MLS#1307449
9.34 acre lot
2079 N Highway 11, Niota, TN 37826



\$64,900
MLS#20252085
0.57acre lot0.57 acre lot
County 313 Rd Lot 2
Sweetwater, TN 37874



\$499,900
Contact Heather Jaramillo
MLS#20253174
2bed 2.5bath
1,016 square feet 26 acre lot
1841 Highway 68
Niota, TN 37826



Heather Jaramillo

Afilliate Broker, REALTOR®

☎ Office- 423-746-0227
☎ Direct- 423-351-4330
✉ hgjaramillo0601@gmail.com

580 S. Congress Parkway • Athens, TN 37303



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Affiliate Broker

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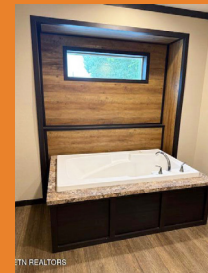
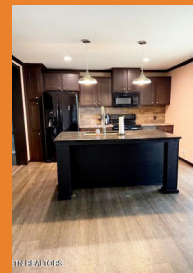


215 Lees Chapel Road
Sweetwater, TN 37874
#1313303 New Listing

4 Bedrooms, 2040 SF, \$349,000

This is a large home with 1.64 acres unrestricted in the country with a beautiful view. It has been undated and the yard has been graded so it is level and has new grass sown. The property has city water and a well that can be reconnected. The owner has put a wooden fence around the property and it has a new survey. It is a must see call today before it is gone.

Contact Connie Whitlock
at East Tennessee Properties, LLC
423-368-2354





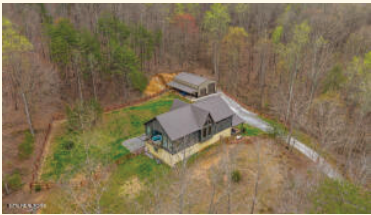
**Connie Redmond,
Realtor**

**521 Congress Pkwy. S.
Athens, TN 37303**

redmond_connie@yahoo.com

Cell: 423-506-3486

Contact **Connie Redmond** at **East TN Properties, LLC**
423-506-3486



2476 Guinn Narrows Rd.
Decatur, TN 37322 #1295437
4 Bedroom 2 ½ Bath 3,720 sq. ft.
Secluded, private 24+ wooded acres with a creek.
\$759,900



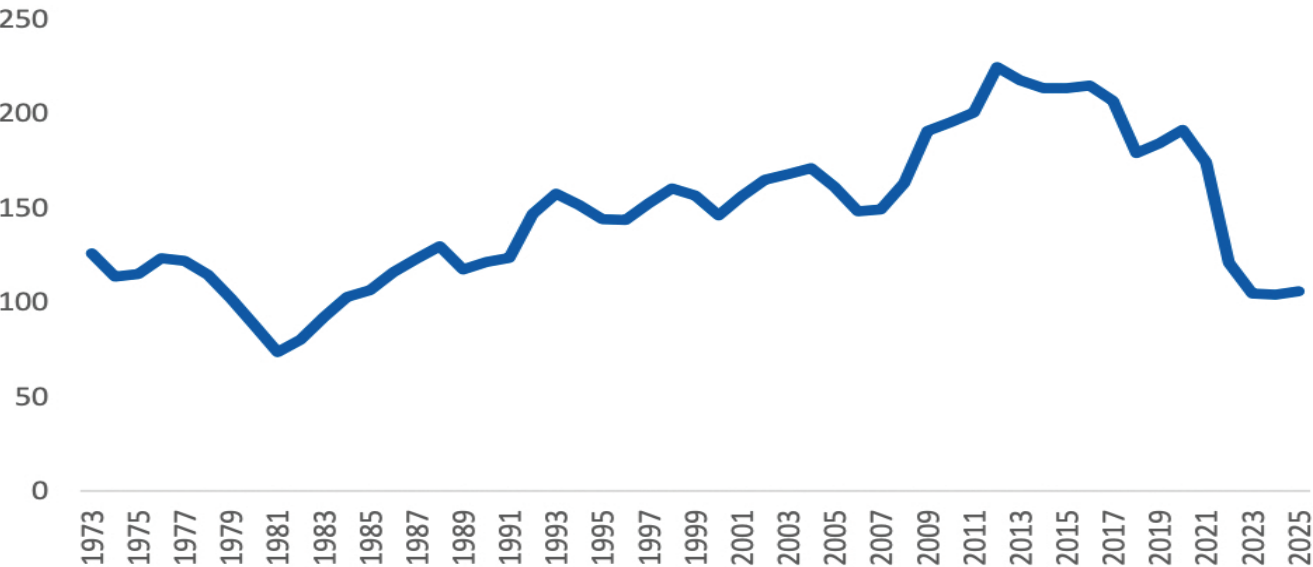
1070 Dyer Rd.
Madisonville, TN 37354. #1303845
3 Bedroom 2 Bath 1,820 sq. ft.
All brick ranch home on a perfect level
corner lot over 1 acre
\$389,900



1 Magnolia St.
Niota, TN 37826 #1305587
4 Bedroom 2 ½ Bath 2,324 sq.ft.
Southern Style Home with the modern life conveniences
\$425,000

Housing affordability reaches a 40-year low in 2024

Housing Affordability Index: Knoxville, TN MSA



Source: National Association of REALTORS®: Real Estate Outlook; Census Bureau; Bureau of Economic Analysis, Moody's Analytics

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Theba Hamilton – Broker

GRI, NAR
(423)240-8540
thebahamilton@yahoo.com
www.crye-leike.com

580 S. Congresss Parkway
Athens, TN



CRYE-LEIKE®
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966 Rocky Mount Road, Athens
3 beds, 3 baths – 2,985 sq ft
\$389,900 #20251433



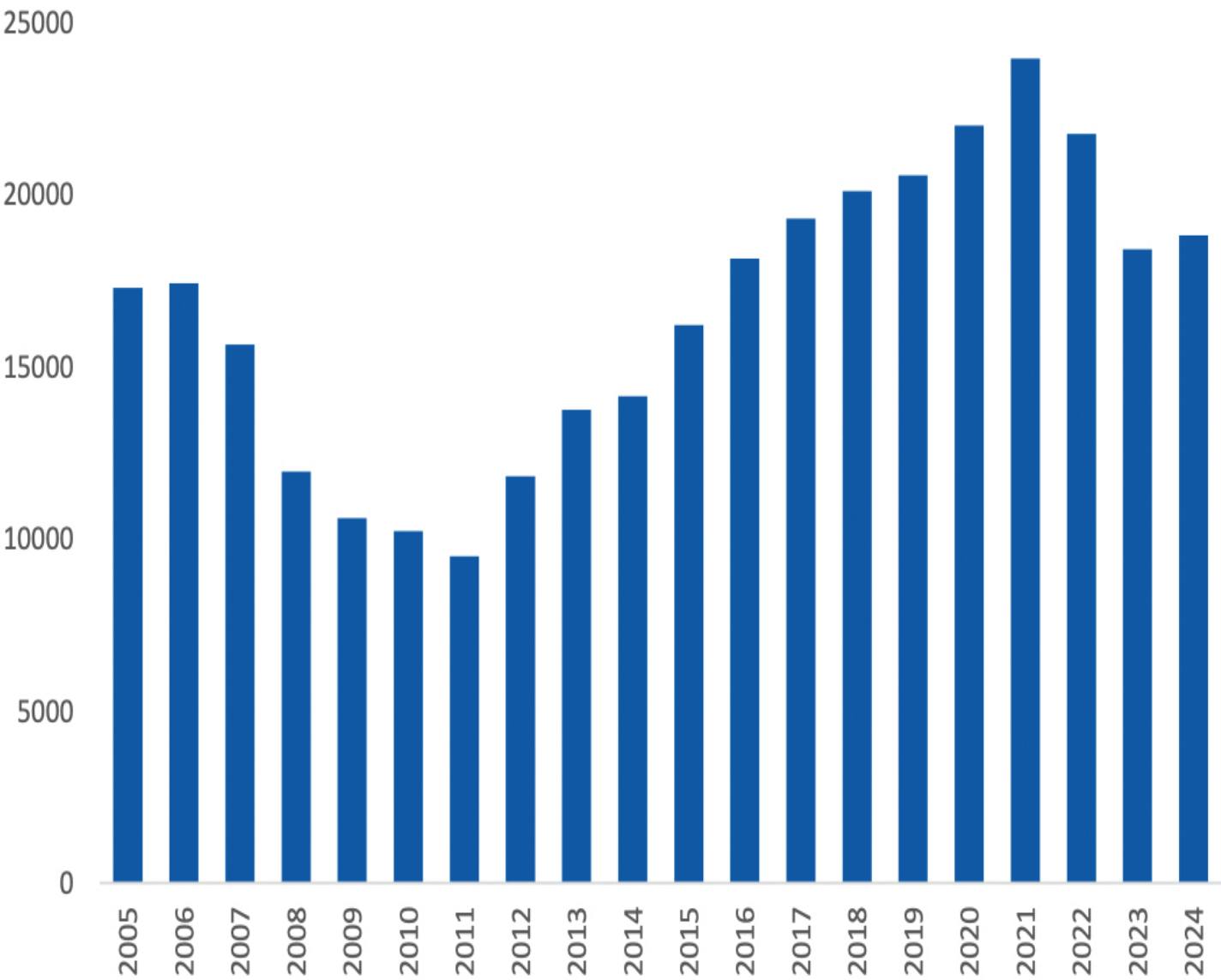
191 Co Rd 550, Athens – 31.84 acres
7 beds, 6 baths – 4,181 sq ft
\$1,589,500 #20250648



1060 Co Rd 130, Riceville
Almost 10 acres
27x30 Barn, 12x24 oak shed
\$250,000 #20250823

Home Sales

Annual Single-Family Home Sales: East Tennessee



Source: East Tennessee REALTORS® Multiple Listing Service (MLS)

McMinn County Housing Market Trends

What is the housing market like in McMinn County today?

In June 2025, McMinn County home prices were up 8.7% compared to last year, selling for a median price of \$300K. On average, homes in McMinn County sell after 72 days on the market compared to 59 days last year. There were 67 homes sold in June this year, up from 50 last year.



JONA GARRETT

of CENTURY 21®

Legacy

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Fine Homes and Estates Specialist

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REALTOR®, National Association of REALTORS®

Personal Profile

Experienced Realtor® licensed since 2011 specializing in Residential real estate in the McMinn, Monroe, Meigs and surrounding counties.

Locations Served

Athens, TN and Surrounding Area

423.368.1240 Cell | 423.745.4446 Office

 Each office is independently owned and operated.



503 Linden Circle
Athens, TN 37303
\$649,900
4 beds 3 baths
3,476 SF
#20250568



Willow Springs Drive
Athens, TN 37303
\$49,900
0.63ac.
#20243432



Lot 6
Congress Parkway N
Athens, TN 37303
\$39,500
#20243410



114 S Matlock Avenue
Athens, TN 37303
\$360,000
3 beds 2 baths 2,347 SF
#20251800



1015 Crestway Drive
Athens, TN 37303
\$324,000
3 beds 2 baths 1,754 SF
#20252429



136 S Matlock Avenue
Athens, TN 37303
\$270,000
3 beds 3 baths 1,570 SF
#20251296



145 Morning Pointe
Athens, TN 37303
\$277,000
2 beds 2 baths 1,241 SF
#20252352

Jona Garrett

Realtor, GRI, ABR

Century 21 Legacy

423-368-1240

jonamgarrett@gmail.com





Dawn Huggins Smith

Affiliate Broker

Cell: (770)828-9511

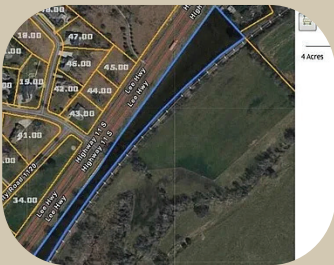
Office: (423)746-0227

dawnsellstnhomes@gmail.com

580 S. Congress Pkwy

Athens, TN 37303

dawn.crye-leike.com



\$159,900
0 Highway 11,
Athens, TN 37303

Lot Size: 4 Acres

Dimensions: 4

Topography: Level, Cleared Details

Parcel number: 074 060.00

Zoning description: Zoned Residential



Dawn Huggins Smith

Affiliate Broker

Cell: (770)828-9511

Office: (423)746-0227



\$349,000 #1308215

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4 bedrooms, 2 bathrooms, .8 acres



**11.1 acres, fenced on 3 sides, borders a creek,
2 gated entrances**



4 bedrooms, 2 bathrooms, 1.13 acres

Weichert

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Cleveland, TN 37312



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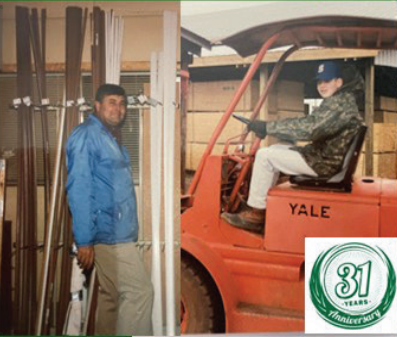
Website: ValleyBuildingSupplyTN.com

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Monroe County Housing Market Trends

What is the housing market like in Monroe County today?

In June 2025, Monroe County home prices were down 8.9% compared to last year, selling for a median price of \$313K. On average, homes in Monroe County sell after 64 days on the market compared to 60 days last year. There were 53 homes sold in June this year, up from 47 last year.

Median Sale Price	# of Homes Sold	Median Days on Market
\$312,500	53	64
-8.9% year-over-year	+12.8% year-over-year	+4 year-over-year

Buying or Selling? Call Kim!



Kim Riddle, Broker

Multimillion Dollar Producer

Cell

423-280-5255

Office

423-752-0188

kim@fbright.com



Privacy and nature
Wood burning fireplace
Multi-stall horse barn
Neutral decor
Excellent pasture
Updated kitchen
Thoughtful layout for privacy



\$949,000

MLS#1307909

291 County Road 275,

Niota, TN 37826

5beds 4baths

3,572 sqft



Beautiful large farm house sitting on just over 12 acres of land (additional acreage is a possibility for purchase) with a multi-stall horse barn, tack-room/office, detached metal workshop/garage with bay doors for all of your hobbies or farm equipment and awesome storage space. Excellent pasture surrounded by privacy and nature! The property is an ideal setting for horse enthusiasts, hobby farmers, and homesteading!



Kim Riddle

Cell 423-280-5255

Office 423-752-0188

kim@fbright.com





Real estate

MARKET UPDATE FOR MEIGS COUNTY

JUNE 2025



Properties Sold

6



Average Price

549,700



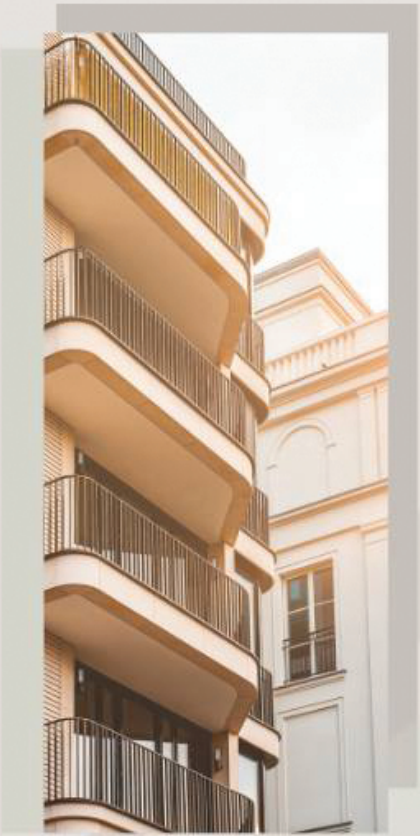
Days on Market

20



Inventory

34





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