

Sherwood

Community · TN · Tennessee > Franklin County

\$85K

MEDIAN SALE PRICE

4

SALES (12 MO)

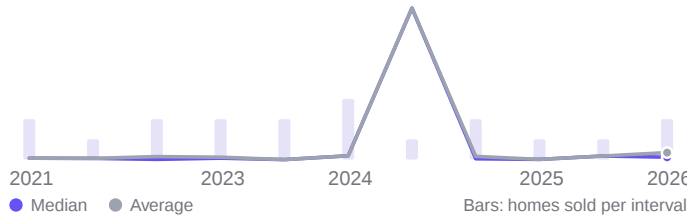
\$156K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

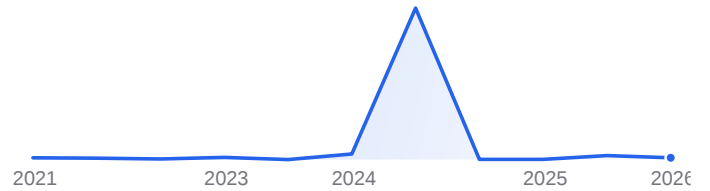
Sale prices

Median \$85K · Average \$217K



Price per square foot

\$56/ft²



Sale premium vs estimated value

+56.2%



Annual turnover (share of homes sold)

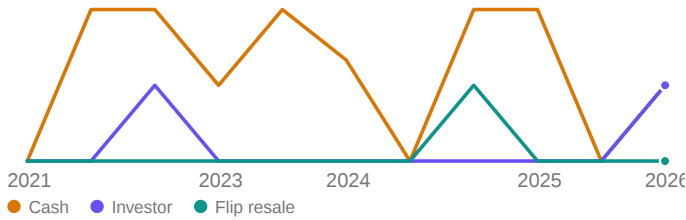
1.9%



BUYERS & OUTCOMES

Buyer mix

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



Sellers who sold at a gain

100%

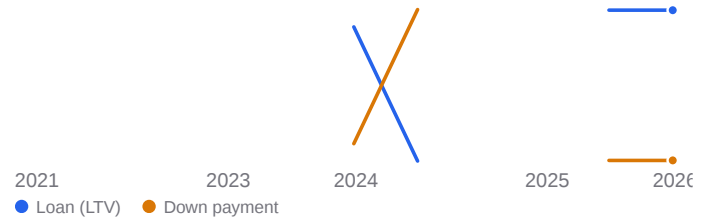


Median annualized return at resale

+2.7%

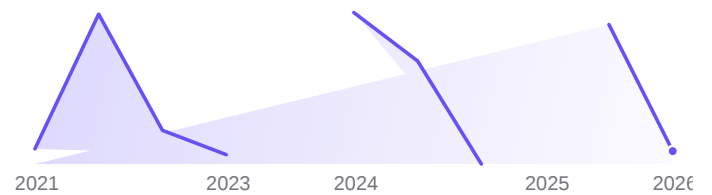


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

2.3 yrs



HOUSING STOCK

Homes	208
Median value (AVM)	\$156K
Median size	1,248 ft²
Median year built	1970
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	4.1%
Owner occupied	72%
Company owned	3.8%
Median loan-to-value	0%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	136
Density	150 / mi ²
Median household income	\$54K
Average household income	\$67K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	136
Earthquake index (US avg 100)	87
Homes occupied	79%
Bachelor's or higher	24%
Poverty rate	6.6%
Unemployment	0.8%
Average temp	58°F
Annual precip	61 in
Sunshine	57%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.