

Cheatham County, TN

County · TN · Tennessee

BUYER'S MARKET

\$379K

MEDIAN SALE PRICE

-21.6%

1-YR CHANGE

707

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



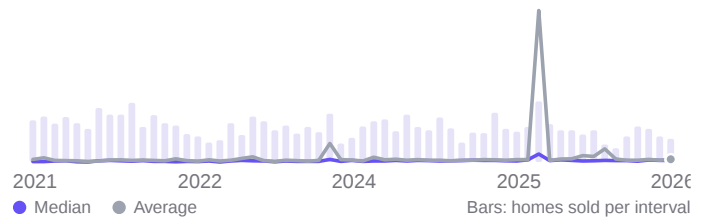
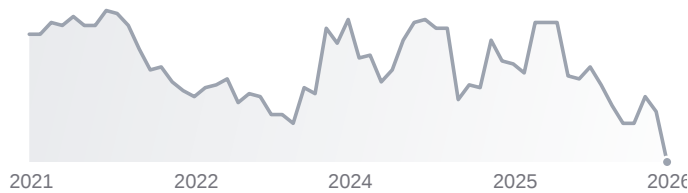
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$375K · Average \$432K

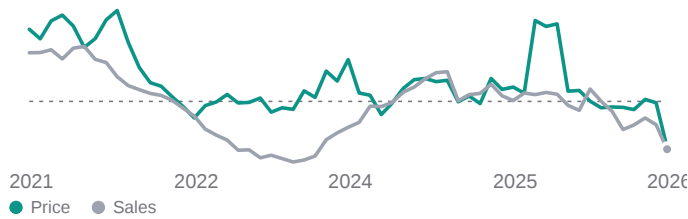


Growth (year over year)

Price -21.6% · Sales -22.3%

Price per square foot

\$255/ft²

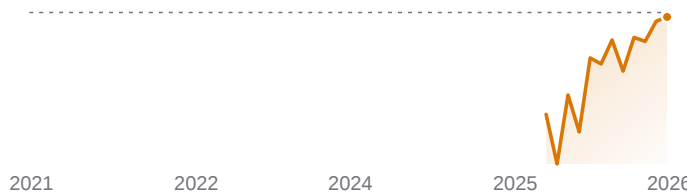


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

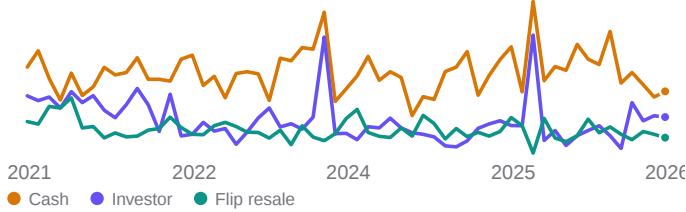
4.0%



BUYERS & OUTCOMES

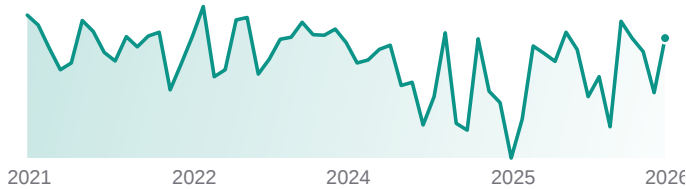
Buyer mix

Cash 24% · Investor 14% · Flip resale 6.1%



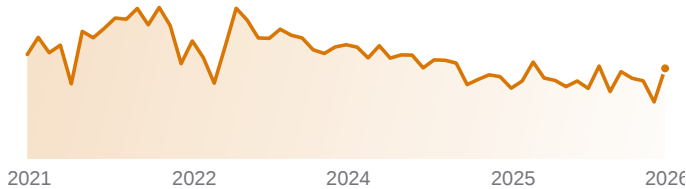
Sellers who sold at a gain

95%

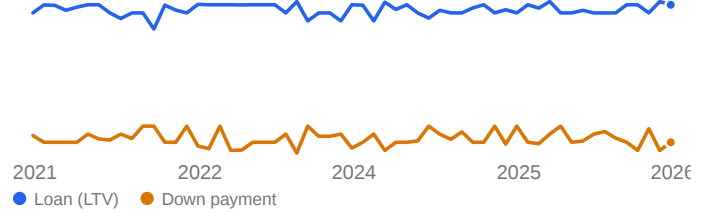


Median annualized return at resale

+7.4%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	17,644
Median value (AVM)	\$394K
Median size	1,512 ft²
Median bedrooms	2
Median year built	1992
Single family	75%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	8.8%
Median loan-to-value	37%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	42,972
Density	142 / mi²
Median household income	\$79K
Average household income	\$95K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	68
Homes occupied	94%
Bachelor's or higher	17%
Poverty rate	7.3%
Unemployment	0.9%
Average temp	58°F
Annual precip	52 in
Sunshine	56%

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