

Davidson County, TN

County · TN · Tennessee

BALANCED MARKET

\$472K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

11,133

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



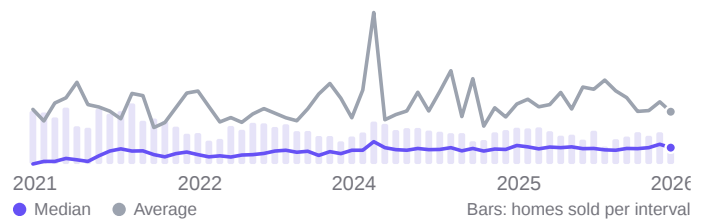
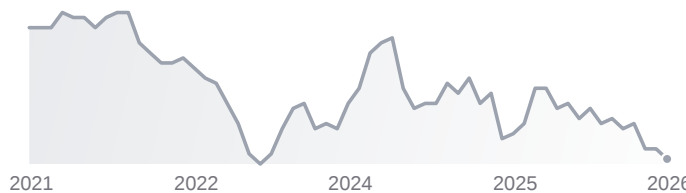
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$465K · Average \$674K

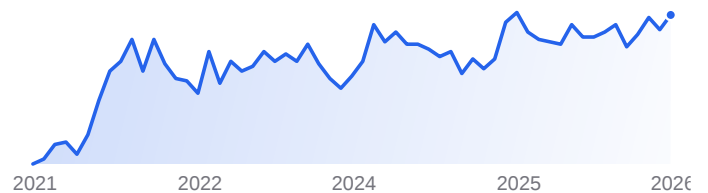
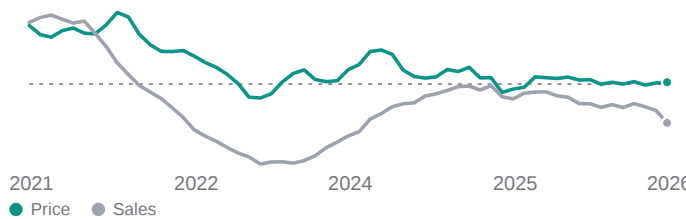


Growth (year over year)

Price +0.7% · Sales -14.2%

Price per square foot

\$284/ft²

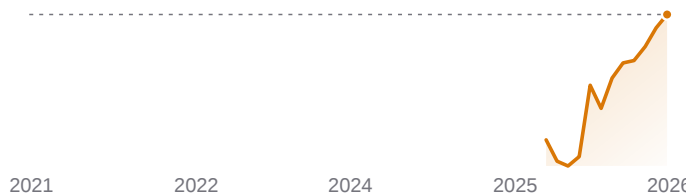


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

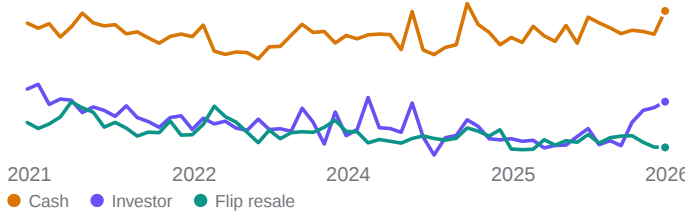
4.6%



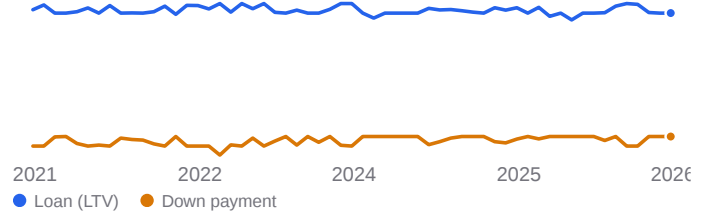
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 15% · Flip resale 5.9%

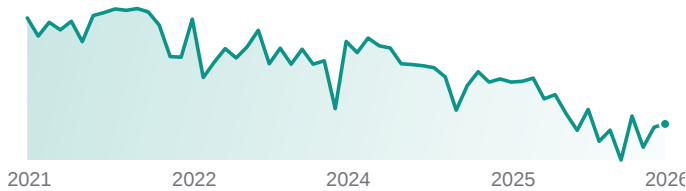


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



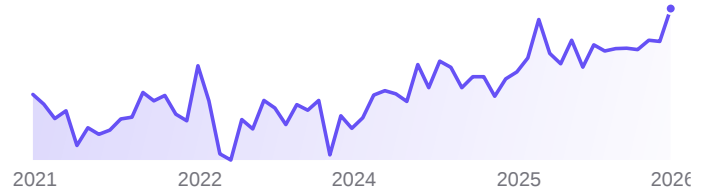
Sellers who sold at a gain

89%



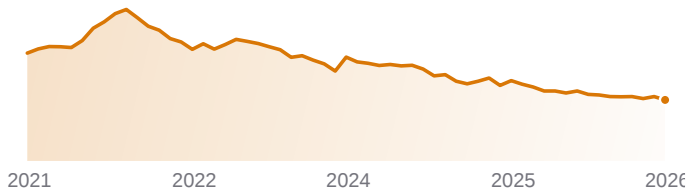
Typical hold before selling

6.9 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 72 · Auction stage 72



HOUSING STOCK

Homes	240,221
Median value (AVM)	\$434K
Median size	1,717 ft²
Median bedrooms	3
Median year built	1985
Single family	67%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	19%
Median loan-to-value	44%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	729,552
Density	1,448 / mi²
Median household income	\$73K
Average household income	\$107K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	58
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	12.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	51 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.