

Montgomery County, TN

County · TN · Tennessee

BALANCED MARKET

\$307K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

4,831

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



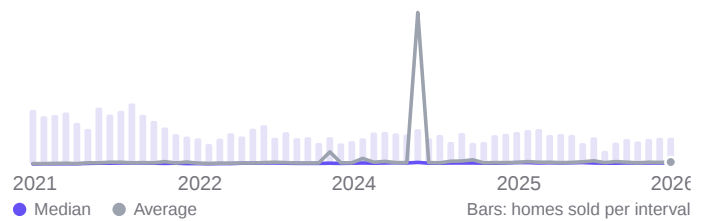
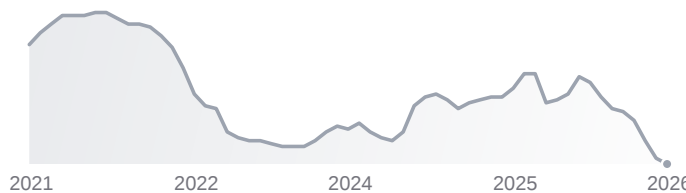
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$310K · Average \$357K

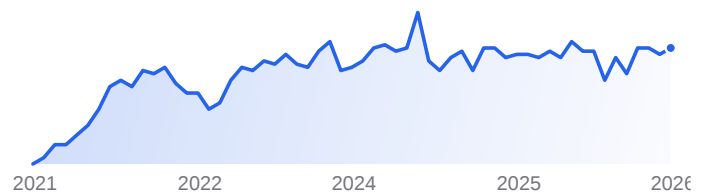
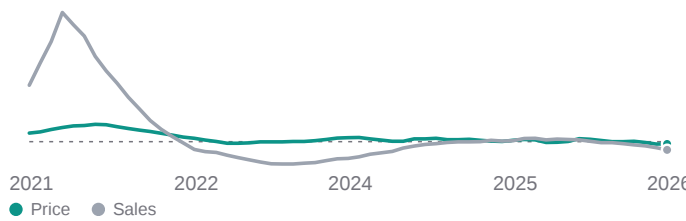


Growth (year over year)

Price -4.0% · Sales -14.6%

Price per square foot

\$186/ft²

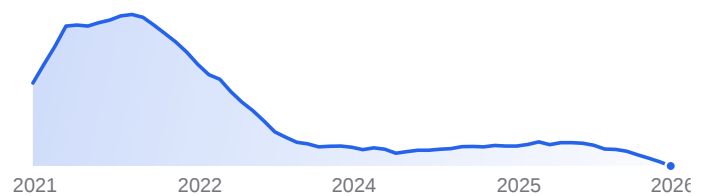
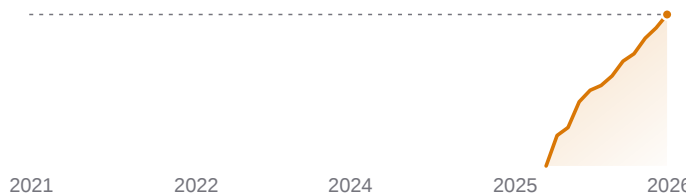


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

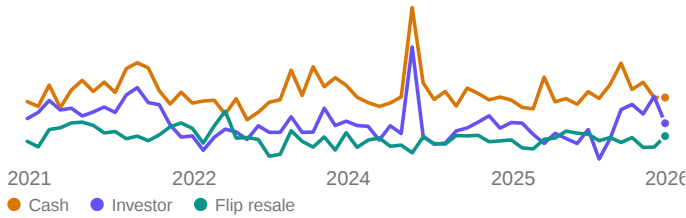
6.3%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 14% · Flip resale 11%



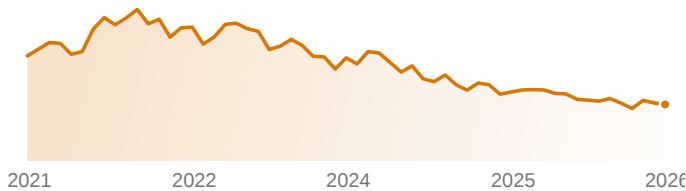
Sellers who sold at a gain

89%

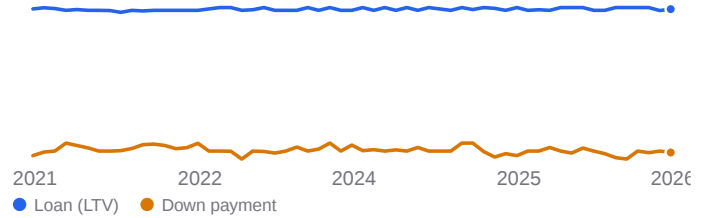


Median annualized return at resale

+4.1%

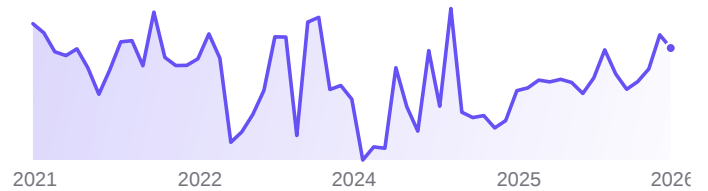


Financing (share of purchase price) Loan (LTV) 99% · Down payment 9.1%



Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 37 · Auction stage 37



HOUSING STOCK

Homes	76,681
Median value (AVM)	\$308K
Median size	1,701 ft²
Median bedrooms	3
Median year built	2001
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	12%
Median loan-to-value	55%
Typical ownership tenure	6.7 yrs

COMMUNITY

Population	248,172
Density	460 / mi²
Median household income	\$70K
Average household income	\$87K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	98
Homes occupied	95%
Bachelor's or higher	21%
Poverty rate	10.6%
Unemployment	1.0%
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.