

Rutherford County, TN

County · TN · Tennessee

BUYER'S MARKET

\$400K

MEDIAN SALE PRICE

-8.7%

1-YR CHANGE

5,068

SALES (12 MO)

\$403K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



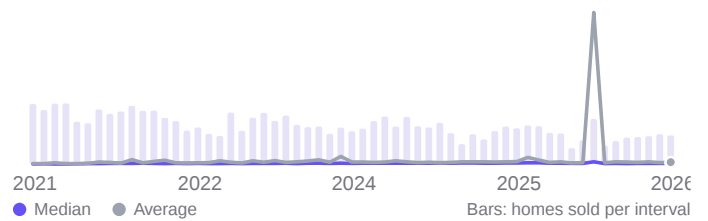
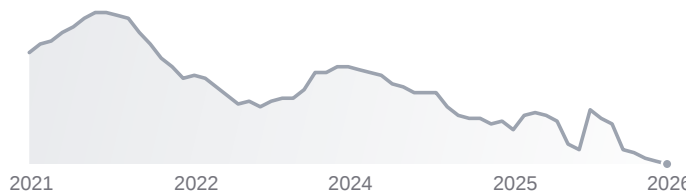
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$405K · Average \$499K

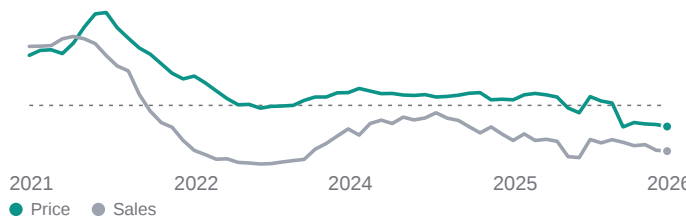


Growth (year over year)

Price -8.7% · Sales -18.9%

Price per square foot

\$224/ft²

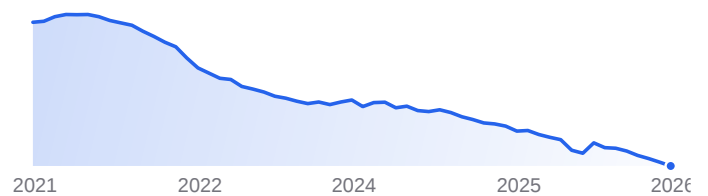
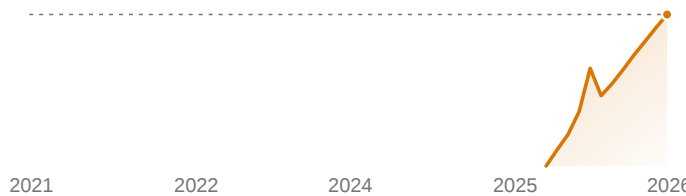


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

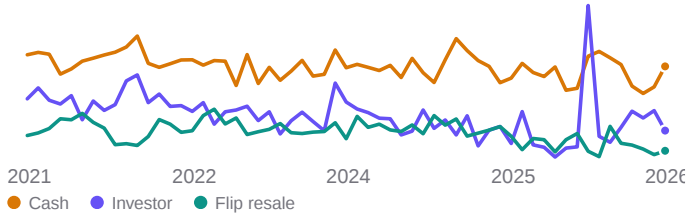
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 12% · Flip resale 7.4%



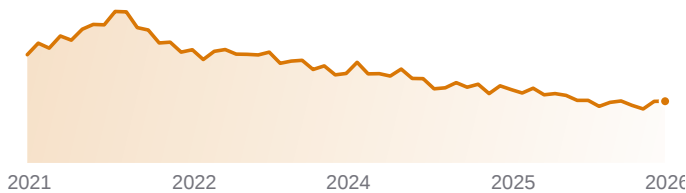
Sellers who sold at a gain

87%

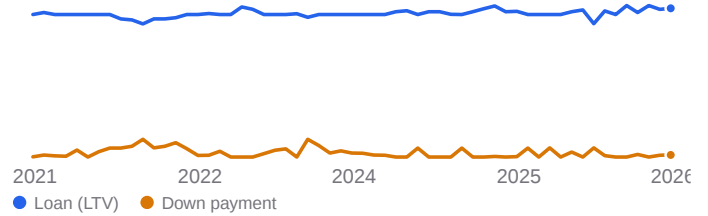


Median annualized return at resale

+5.5%

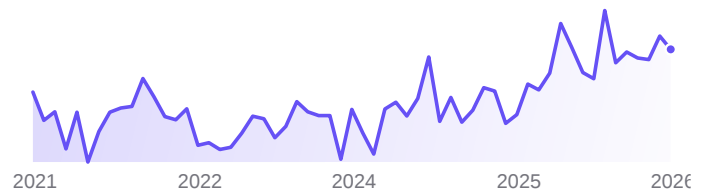


Financing (share of purchase price) Loan (LTV) 93% · Down payment 11%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 21 · Auction stage 21



HOUSING STOCK

Homes	115,613
Median value (AVM)	\$403K
Median size	1,832 ft²
Median bedrooms	3
Median year built	2003
Single family	88%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	15%
Median loan-to-value	44%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	379,311
Density	613 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.3%
Unemployment	1.0%
Average temp	59°F
Annual precip	55 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.