

Shelby County, TN

County · TN · Tennessee

BALANCED MARKET

\$228K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

12,509

SALES (12 MO)

\$210K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



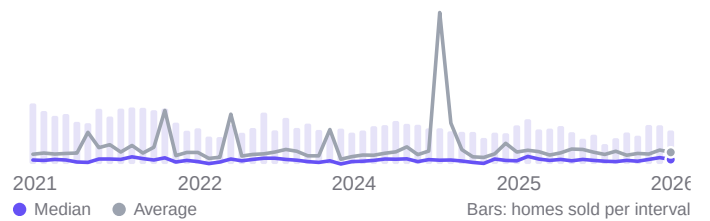
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$220K · Average \$304K

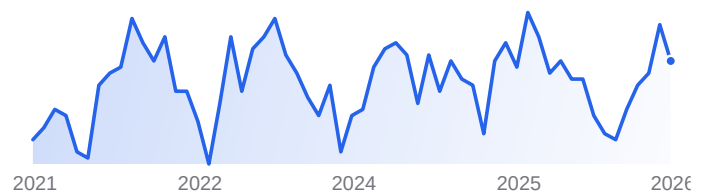
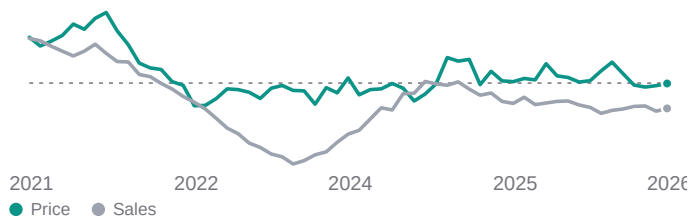


Growth (year over year)

Price -0.2% · Sales -9.0%

Price per square foot

\$125/ft²

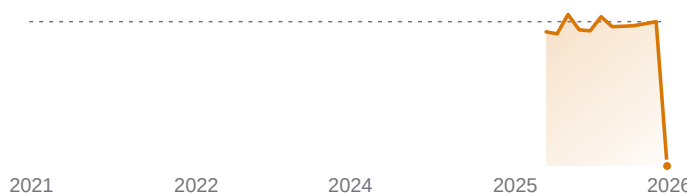


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

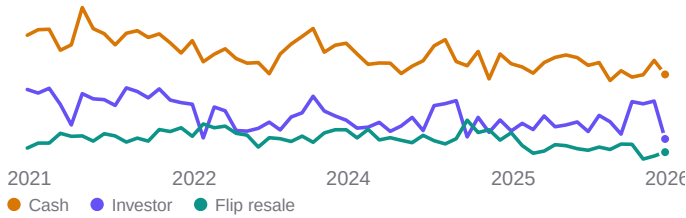
4.2%



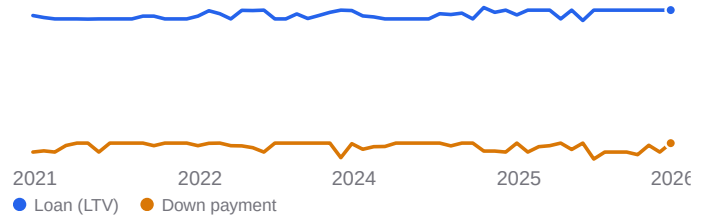
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 13% · Flip resale 9.6%

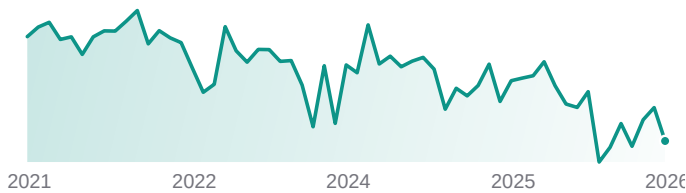


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



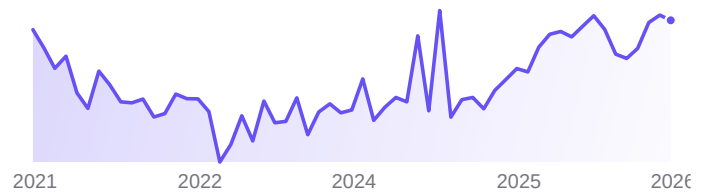
Sellers who sold at a gain

83%



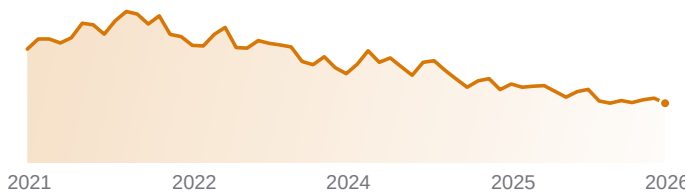
Typical hold before selling

6.7 yrs



Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 117 · Auction stage 117



HOUSING STOCK

Homes	296,818
Median value (AVM)	\$210K
Median size	1,692 ft²
Median bedrooms	3
Median year built	1974
Single family	84%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.5%
Owner occupied	62%
Company owned	22%
Median loan-to-value	52%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	910,731
Density	1,198 / mi²
Median household income	\$65K
Average household income	\$94K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	254
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	15.8%
Unemployment	1.3%
Average temp	61°F
Annual precip	54 in
Sunshine	64%

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.