

Nashville 31639

ZIP code · GA · Georgia > Berrien County > Nashville

BALANCED MARKET

\$167K

MEDIAN SALE PRICE

+29.0%

1-YR CHANGE

119

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



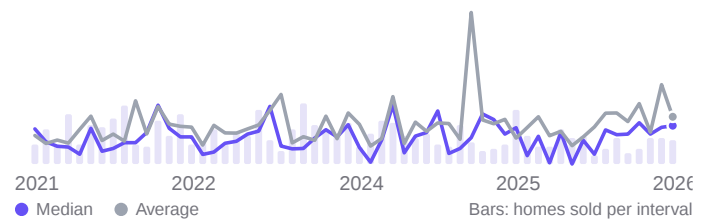
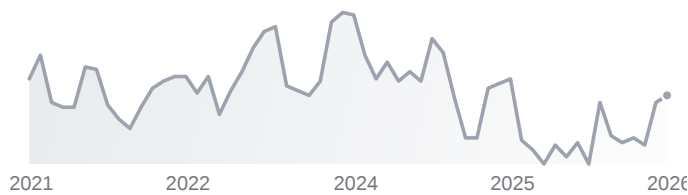
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$179K · Average \$210K

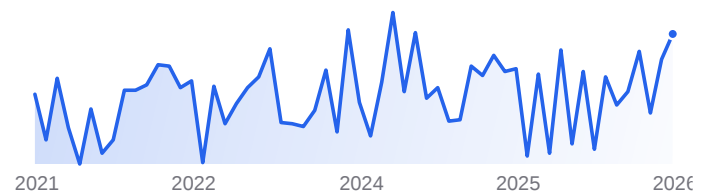
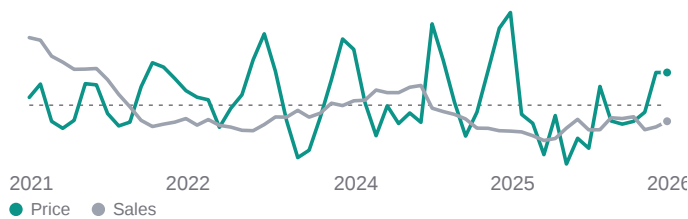


Growth (year over year)

Price +29.0% · Sales -14.4%

Price per square foot

\$141/ft²

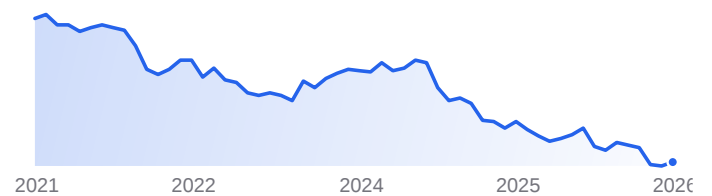
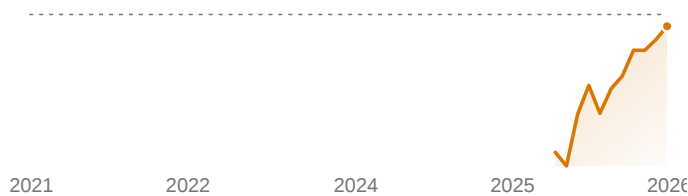


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

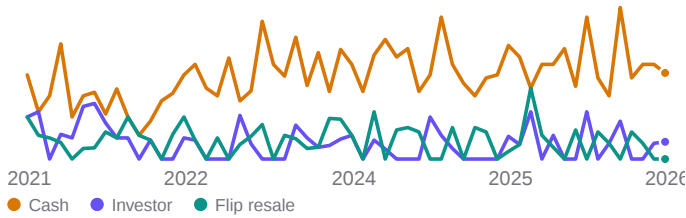
3.1%



BUYERS & OUTCOMES

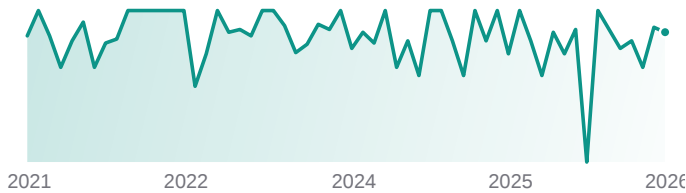
Buyer mix

Cash 45% · Investor 9.1% · Flip resale 0%



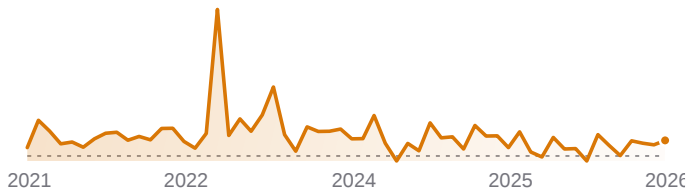
Sellers who sold at a gain

86%

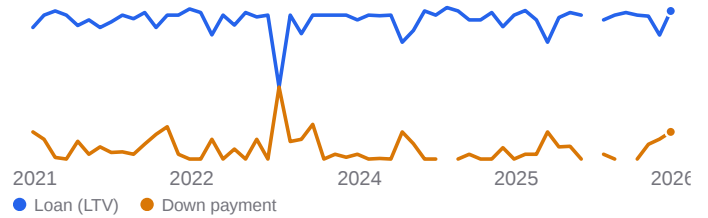


Median annualized return at resale

+6.3%

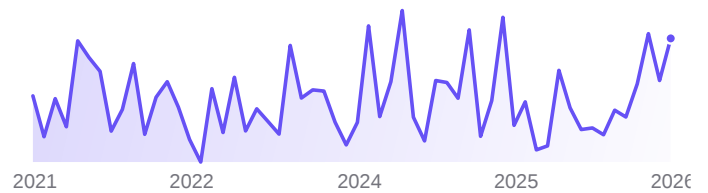


Financing (share of purchase price) Loan (LTV) 101% · Down payment 20%



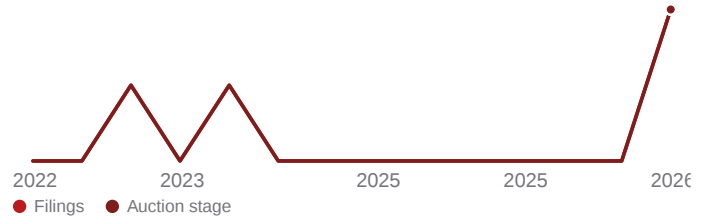
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,807
Median value (AVM)	\$155K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1980
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.9%
Owner occupied	78%
Company owned	9.4%
Median loan-to-value	27%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	11,314
Density	51 / mi²
Median household income	\$51K
Average household income	\$64K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	29
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	24.4%
Unemployment	1.2%
Average temp	67°F
Annual precip	50 in
Sunshine	66%

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