

Antioch 37013

ZIP code · TN · Tennessee > Davidson County

BUYER'S MARKET

\$329K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

941

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



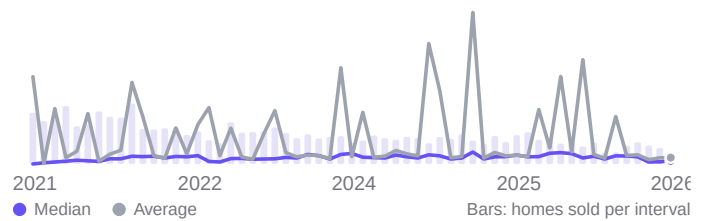
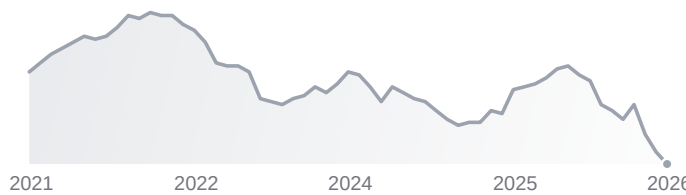
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

25 / 100

Sale prices

Median \$335K · Average \$363K

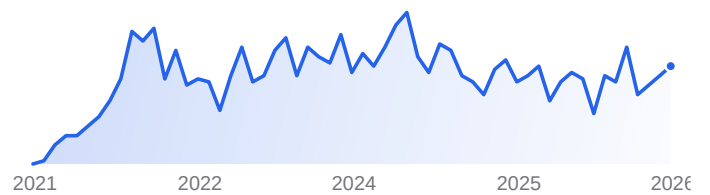
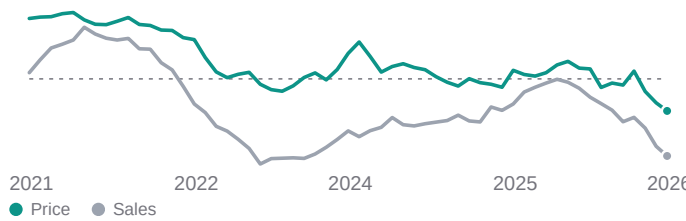


Growth (year over year)

Price -12.4% · Sales -29.9%

Price per square foot

\$210/ft²

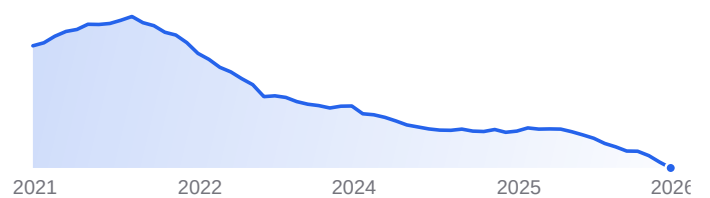


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

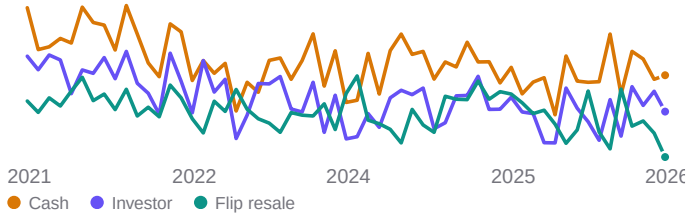
3.3%



BUYERS & OUTCOMES

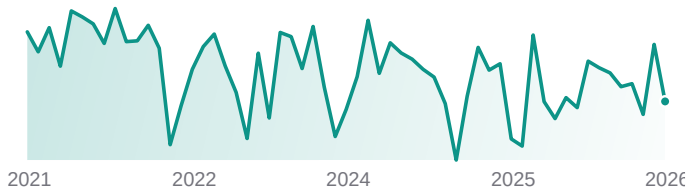
Buyer mix

Cash 20% · Investor 11% · Flip resale 0%



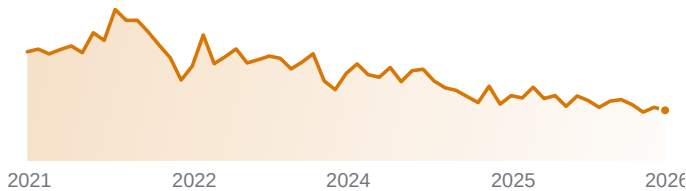
Sellers who sold at a gain

89%

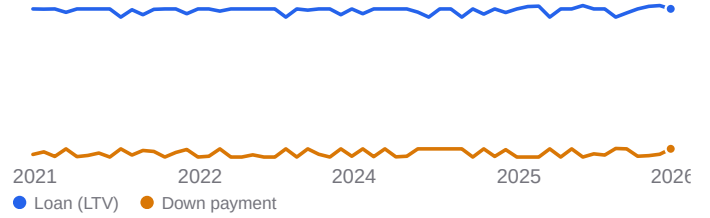


Median annualized return at resale

+4.5%

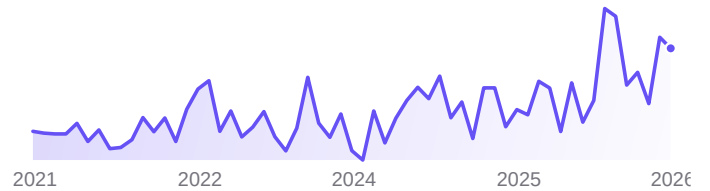


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



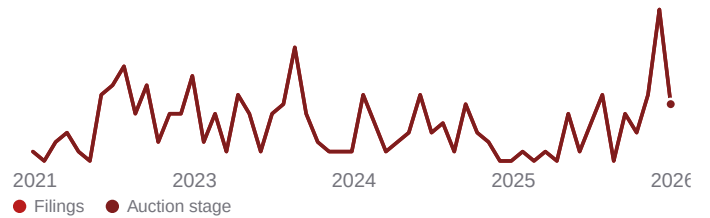
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	28,331
Median value (AVM)	\$358K
Median size	1,704 ft²
Median bedrooms	3
Median year built	2001
Single family	78%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.8%
Owner occupied	77%
Company owned	18%
Median loan-to-value	49%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	99,893
Density	2,492 / mi ²
Median household income	\$72K
Average household income	\$91K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	53
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	14.6%
Unemployment	1.1%
Average temp	59°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.