

Arrington 37014

ZIP code · TN · Tennessee > Williamson County

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

107

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



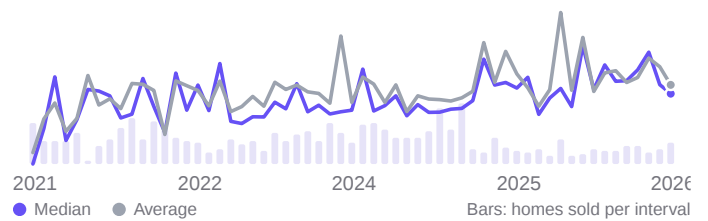
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$1.2M · Average \$1.3M

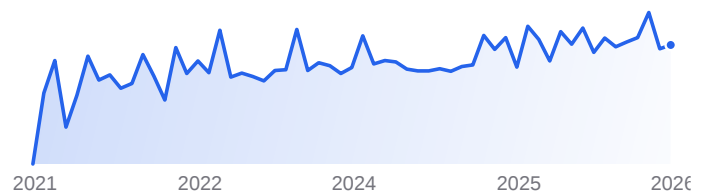
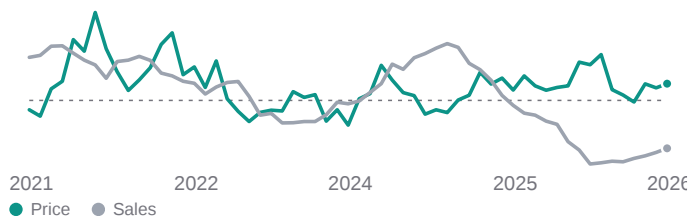


Growth (year over year)

Price +15.8% · Sales -44.8%

Price per square foot

\$343/ft²

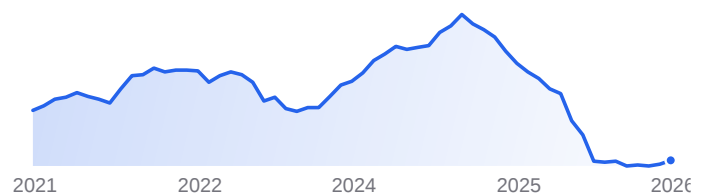
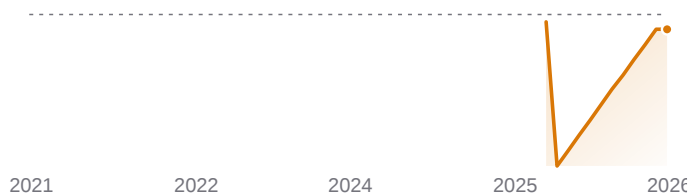


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

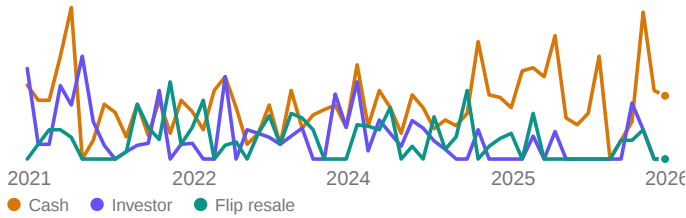
7.0%



BUYERS & OUTCOMES

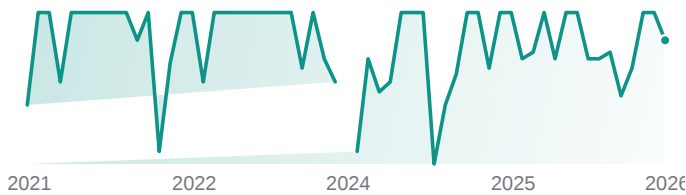
Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



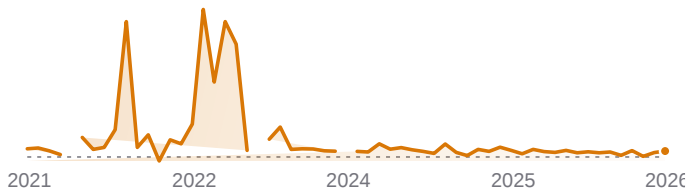
Sellers who sold at a gain

90%

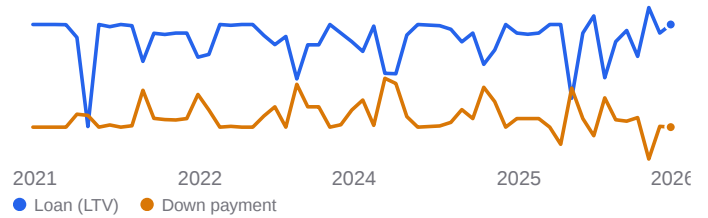


Median annualized return at resale

+8.5%

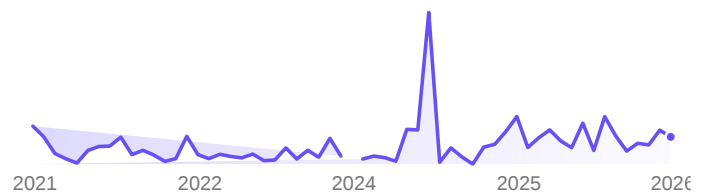


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,528
Median value (AVM)	\$1.2M
Median size	3,595 ft²
Median bedrooms	4
Median year built	2015
Single family	94%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.8%
Owner occupied	89%
Company owned	23%
Median loan-to-value	40%

Typical ownership tenure

4.7 yrs

COMMUNITY

Population	4,850
Density	185 / mi²
Median household income	\$115K
Average household income	\$168K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	54
Homes occupied	94%
Bachelor's or higher	37%
Poverty rate	3.0%
Unemployment	0.9%
Average temp	59°F
Annual precip	54 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.