

Castalian Springs 37031

ZIP code · TN · Tennessee > Sumner County > Castalian Springs

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

103

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



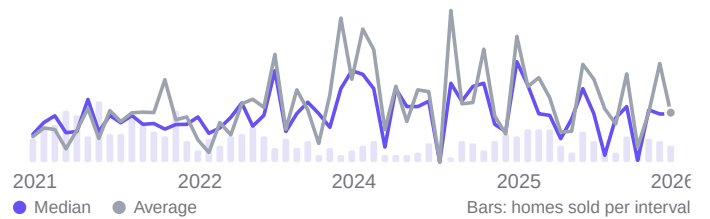
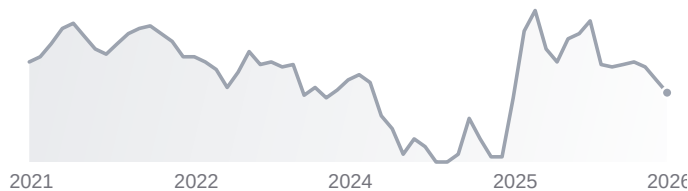
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$379K · Average \$383K

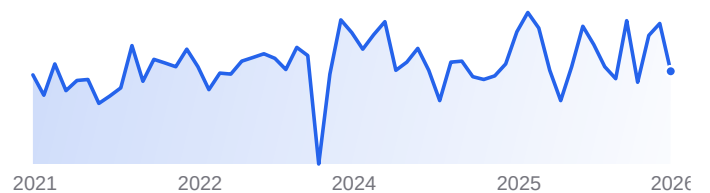
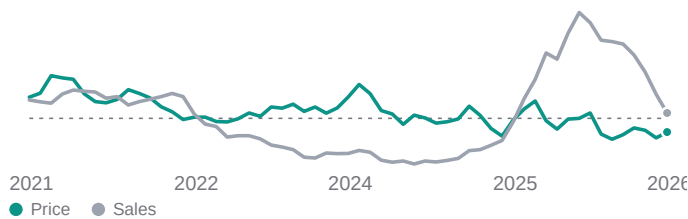


Growth (year over year)

Price -15.8% · Sales +6.2%

Price per square foot

\$212/ft²

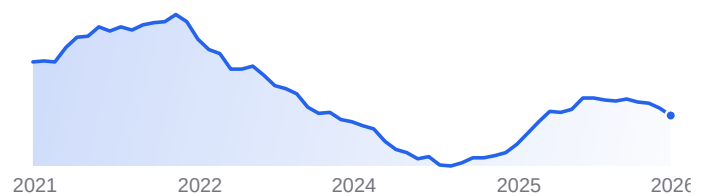
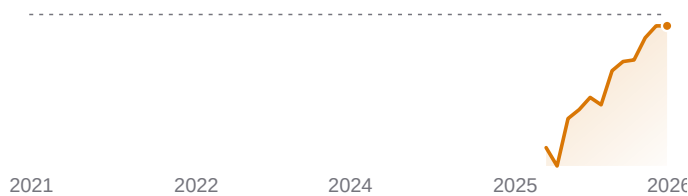


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

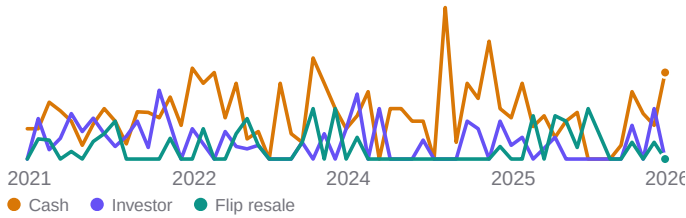
5.2%



BUYERS & OUTCOMES

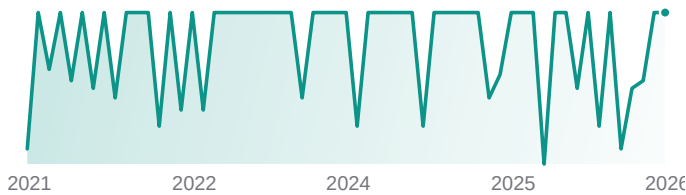
Buyer mix

Cash 57% · Investor 0% · Flip resale 0%



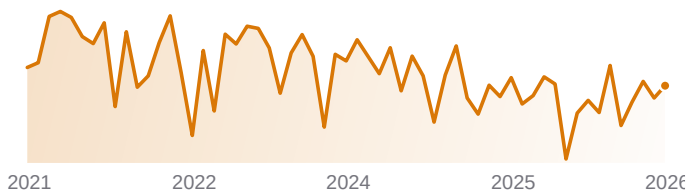
Sellers who sold at a gain

100%

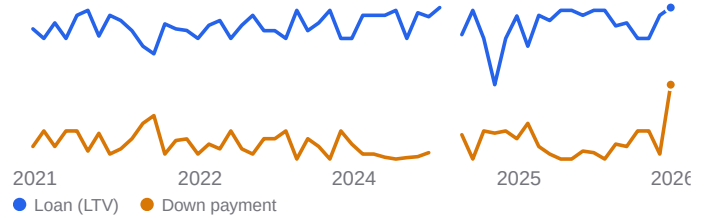


Median annualized return at resale

+7.1%

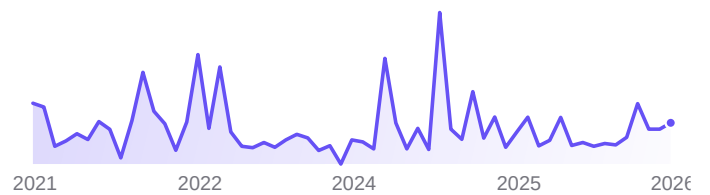


Financing (share of purchase price) Loan (LTV) 100% · Down payment 50%



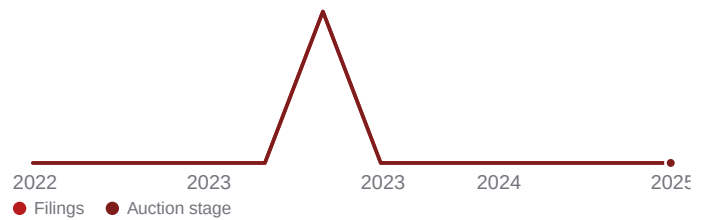
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,975
Median value (AVM)	\$429K
Median size	1,704 ft²
Median bedrooms	3
Median year built	2000
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	81%
Company owned	6.1%
Median loan-to-value	44%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	4,596
Density	108 / mi²
Median household income	\$79K
Average household income	\$98K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	55
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	5.6%
Unemployment	0.8%
Average temp	58°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.