

Charlotte 37036

ZIP code · TN · Tennessee > Dickson County > Charlotte

BUYER'S MARKET

\$161K

MEDIAN SALE PRICE

-51.7%

1-YR CHANGE

110

SALES (12 MO)

\$363K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



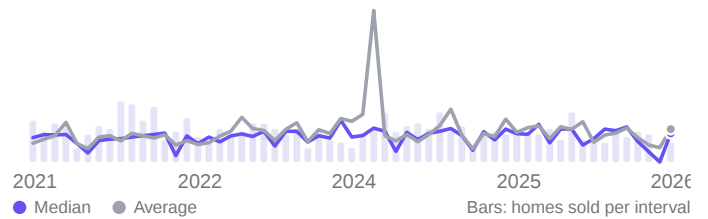
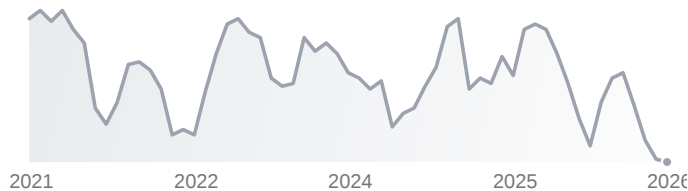
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$310K · Average \$350K

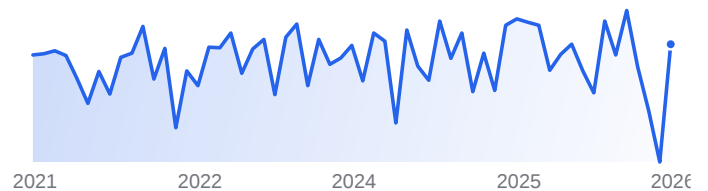
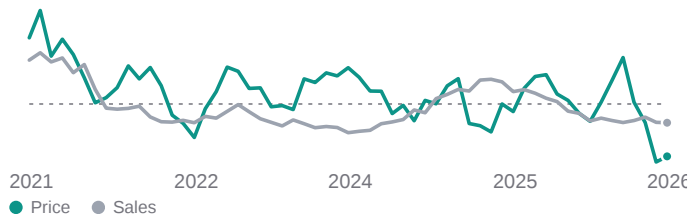


Growth (year over year)

Price -51.7% · Sales -18.5%

Price per square foot

\$223/ft²

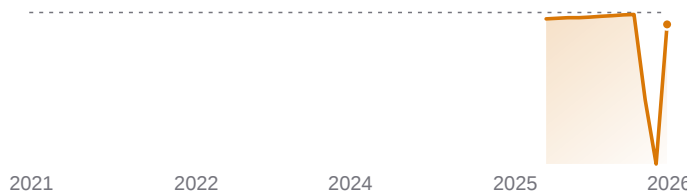


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

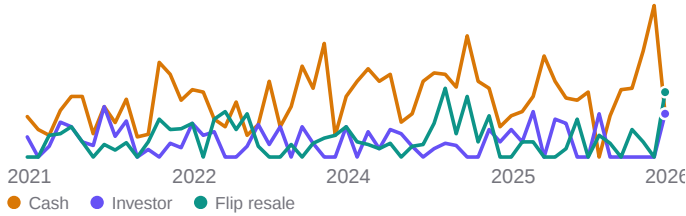
4.0%



BUYERS & OUTCOMES

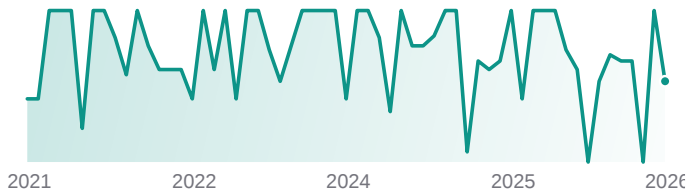
Buyer mix

Cash 29% · Investor 29% · Flip resale 43%



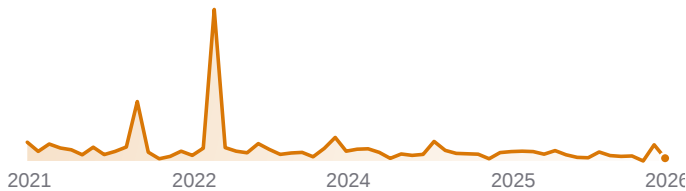
Sellers who sold at a gain

80%



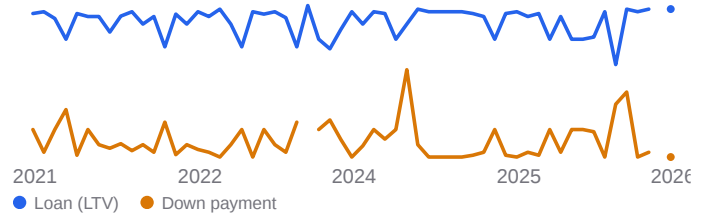
Median annualized return at resale

+2.6%



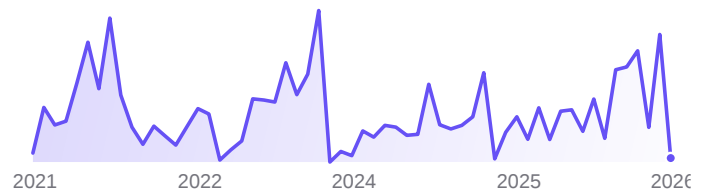
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 1.8%



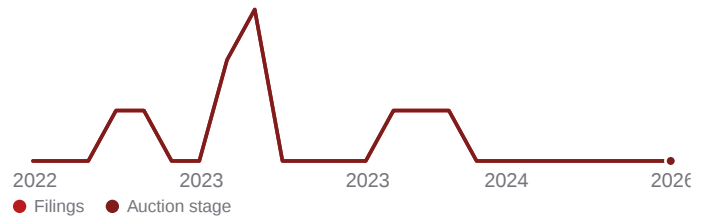
Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,784
Median value (AVM)	\$363K
Median size	1,417 ft²
Median year built	1991
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	5.8%
Median loan-to-value	26%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	6,958
Density	70 / mi²
Median household income	\$74K
Average household income	\$83K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	76
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	11.4%
Unemployment	0.8%
Average temp	58°F
Annual precip	53 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.