

Christiana 37037

ZIP code · TN · Tennessee > Rutherford County > Christiana

BALANCED MARKET

\$372K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

211

SALES (12 MO)

\$405K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



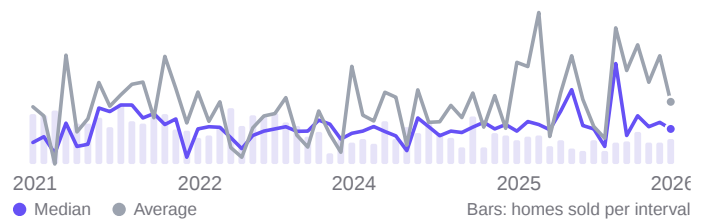
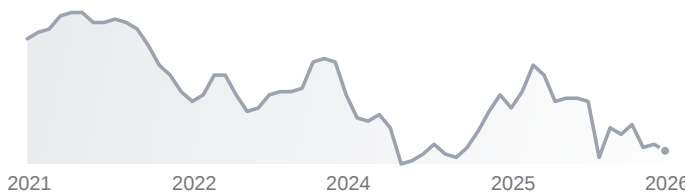
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$365K · Average \$427K

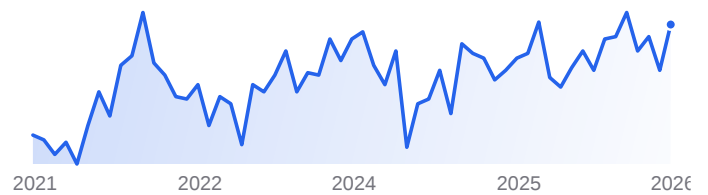
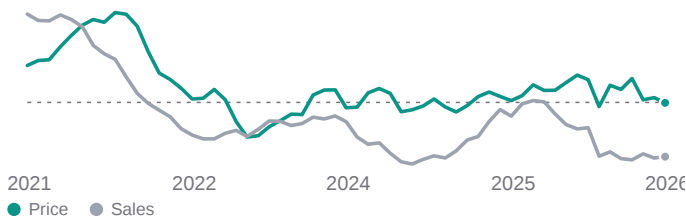


Growth (year over year)

Price -0.2% · Sales -28.2%

Price per square foot

\$241/ft²

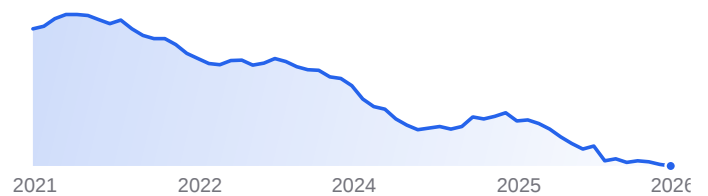
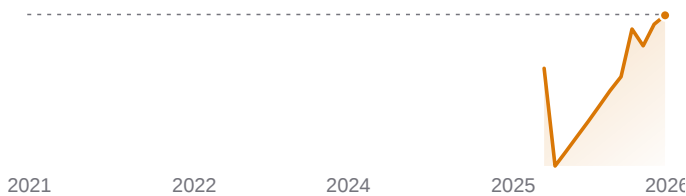


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

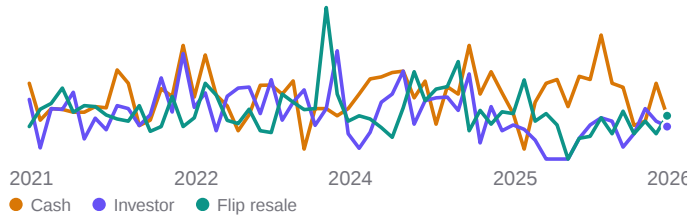
5.2%



BUYERS & OUTCOMES

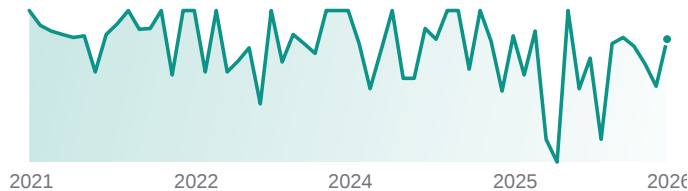
Buyer mix

Cash 19% · Investor 14% · Flip resale 19%



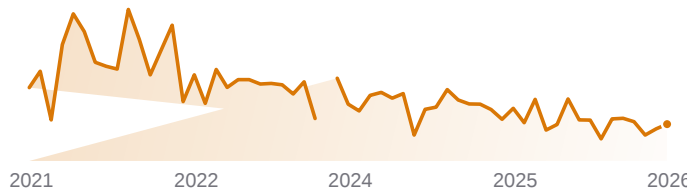
Sellers who sold at a gain

93%

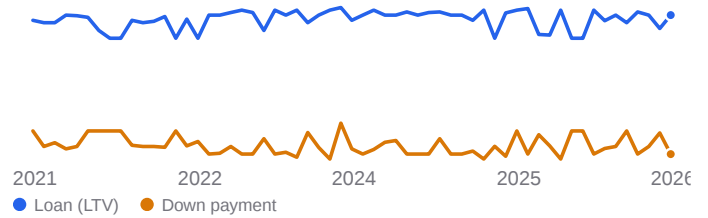


Median annualized return at resale

+4.9%

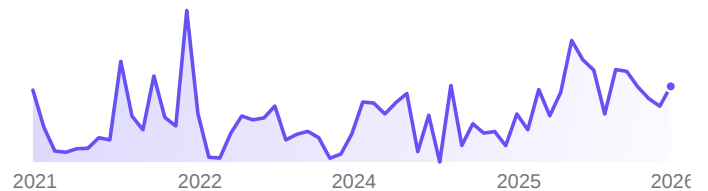


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,044
Median value (AVM)	\$405K
Median size	1,738 ft²
Median bedrooms	3
Median year built	2006
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.9%
Owner occupied	85%
Company owned	8.7%
Median loan-to-value	49%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	9,844
Density	128 / mi²
Median household income	\$96K
Average household income	\$105K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	129
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	4.6%
Unemployment	1.0%
Average temp	58°F
Annual precip	57 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.