

Clarksville 37040

ZIP code · TN · Tennessee > Montgomery County > Clarksville

BALANCED MARKET

\$291K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

1,270

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



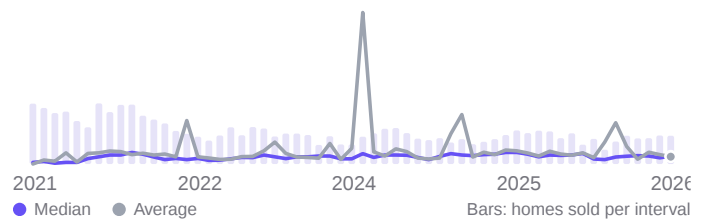
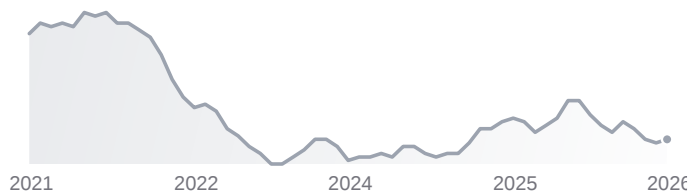
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$294K · Average \$291K

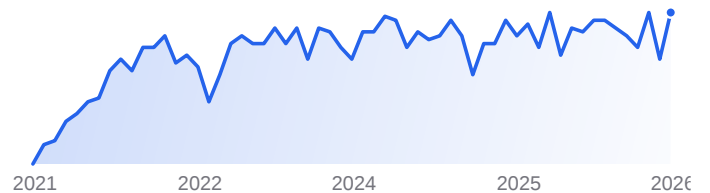
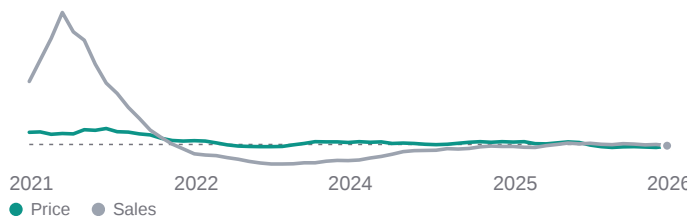


Growth (year over year)

Price -4.0% · Sales -2.7%

Price per square foot

\$185/ft²

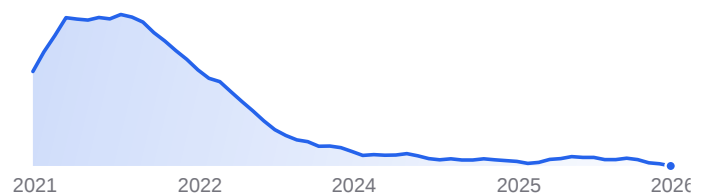
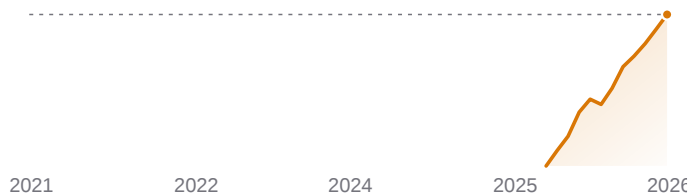


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

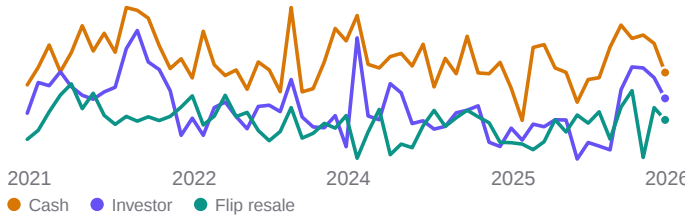
6.3%



BUYERS & OUTCOMES

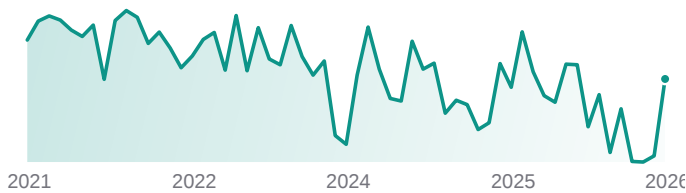
Buyer mix

Cash 20% · Investor 15% · Flip resale 10%



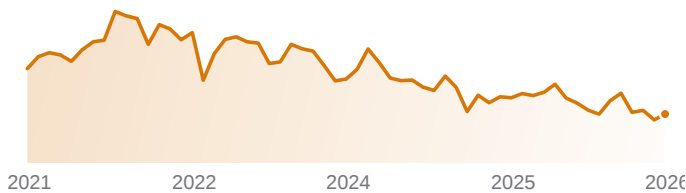
Sellers who sold at a gain

92%



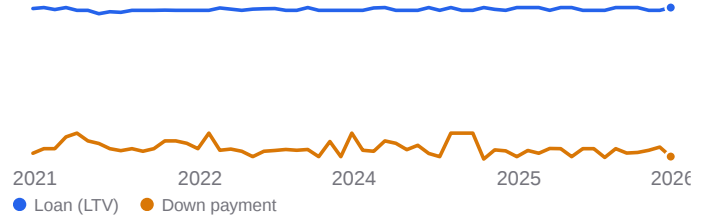
Median annualized return at resale

+3.9%



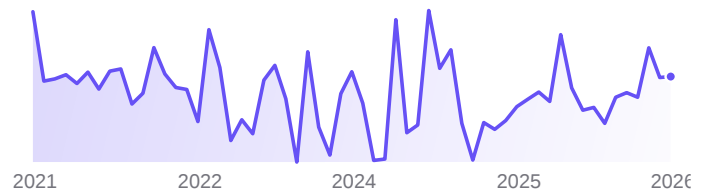
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 14 · Auction stage 14



HOUSING STOCK

Homes	20,143
Median value (AVM)	\$296K
Median size	1,619 ft²
Median bedrooms	3
Median year built	2004
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	13%
Median loan-to-value	56%
Typical ownership tenure	6.6 yrs

COMMUNITY

Population	68,998
Density	740 / mi²
Median household income	\$66K
Average household income	\$83K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	95
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	13.7%
Unemployment	0.9%
Average temp	58°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.