

College Grove 37046

ZIP code · TN · Tennessee > Williamson County

BUYER'S MARKET

\$1.3M

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

188

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



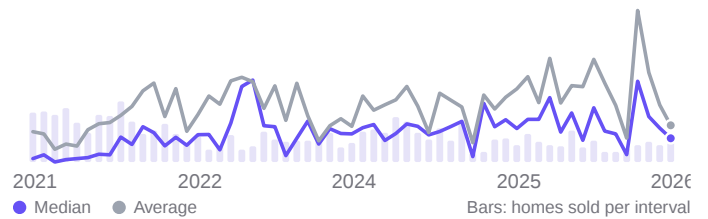
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.1M · Average \$1.3M

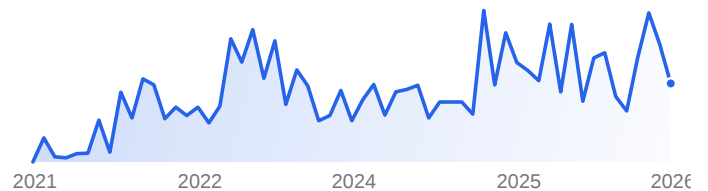
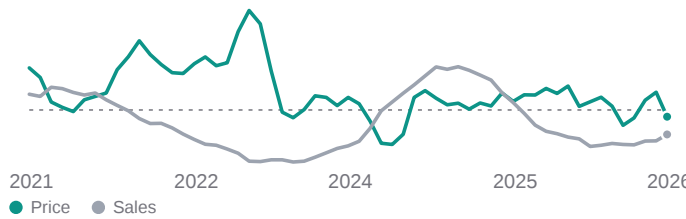


Growth (year over year)

Price -6.5% · Sales -23.9%

Price per square foot

\$384/ft²

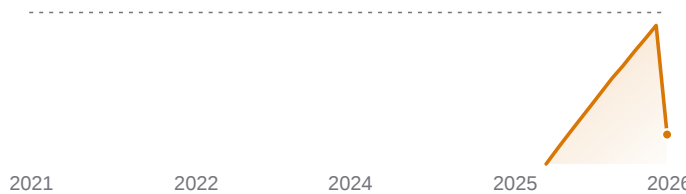


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

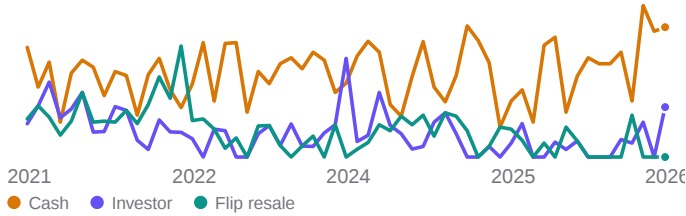
5.9%



BUYERS & OUTCOMES

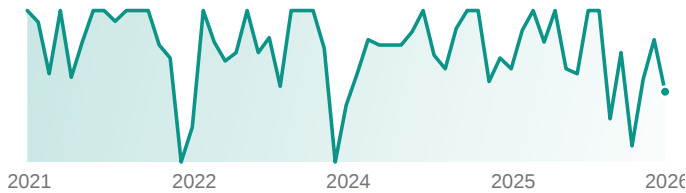
Buyer mix

Cash 62% · Investor 24% · Flip resale 0%



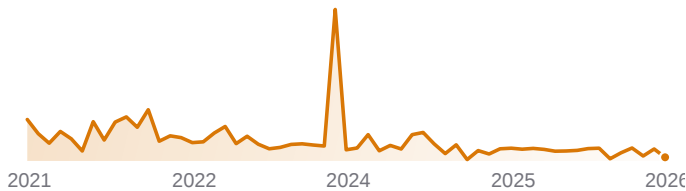
Sellers who sold at a gain

79%

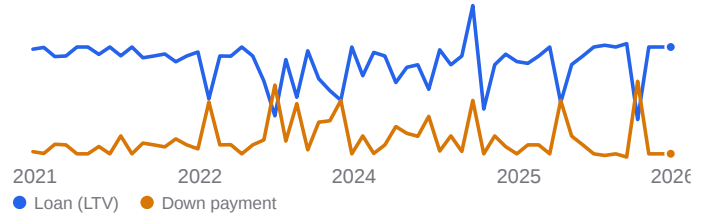


Median annualized return at resale

+3.1%

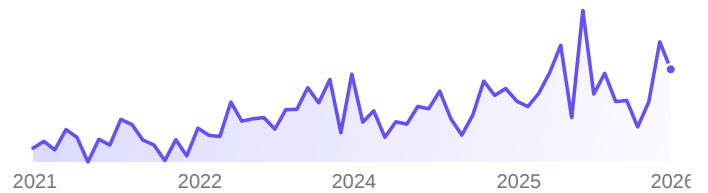


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,200
Median value (AVM)	\$1.3M
Median size	3,172 ft²
Median bedrooms	4
Median year built	2015
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	28%
Median loan-to-value	34%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	7,029
Density	99 / mi²
Median household income	\$135K
Average household income	\$201K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	135
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	37%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	59°F
Annual precip	55 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.