

# Cottontown 37048

ZIP code · TN · Tennessee > Sumner County > Cottontown

BUYER'S MARKET

**\$387K**

MEDIAN SALE PRICE

**-18.2%**

1-YR CHANGE

**99**

SALES (12 MO)

**\$497K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



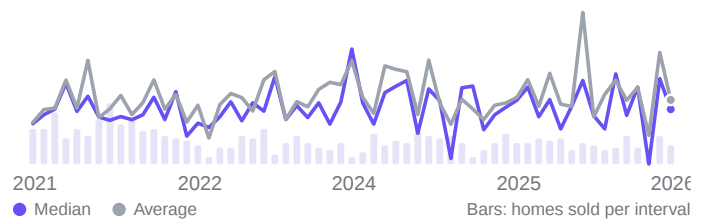
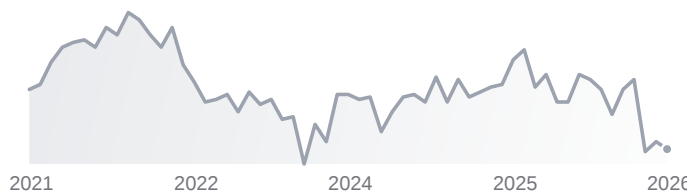
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$430K · Average \$480K

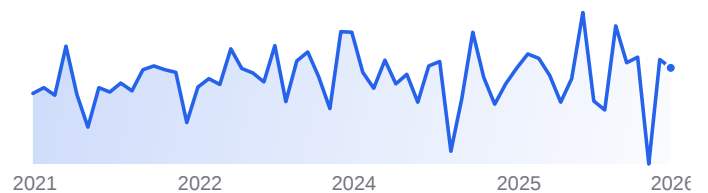
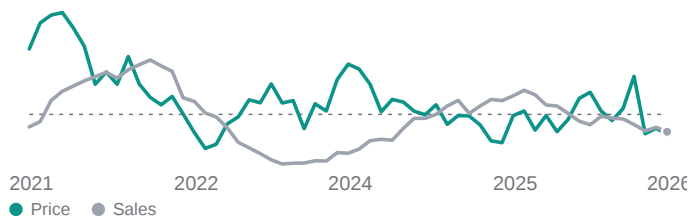


Growth (year over year)

Price -18.2% · Sales -16.1%

Price per square foot

\$252/ft²

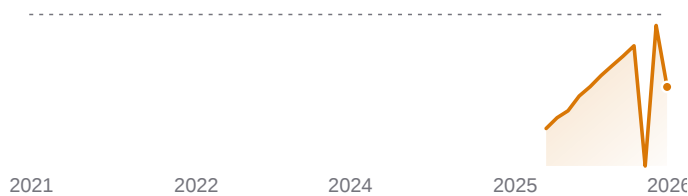


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

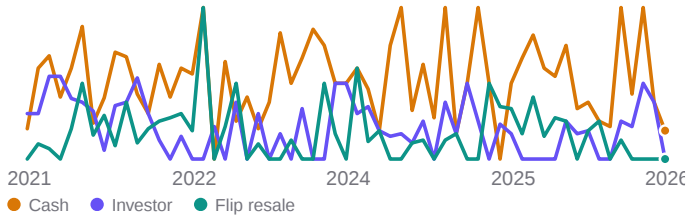
3.6%



## BUYERS & OUTCOMES

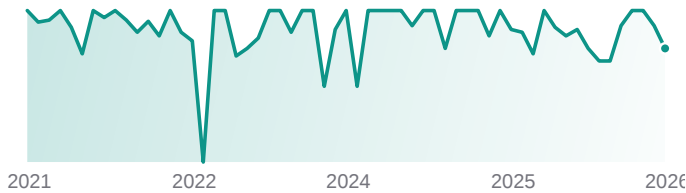
### Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



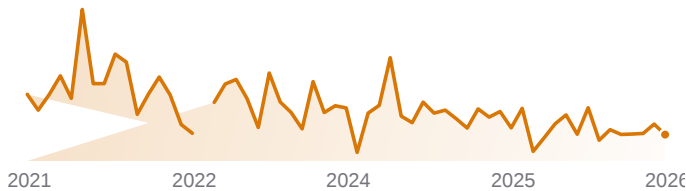
### Sellers who sold at a gain

75%

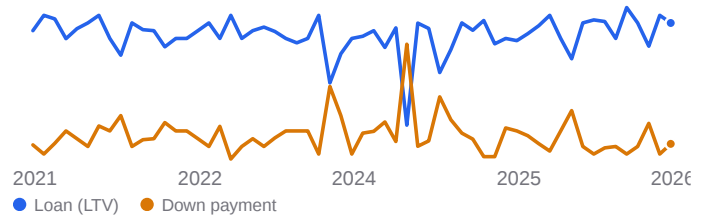


### Median annualized return at resale

+4.6%

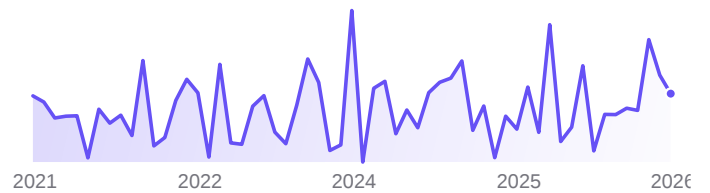


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 12%



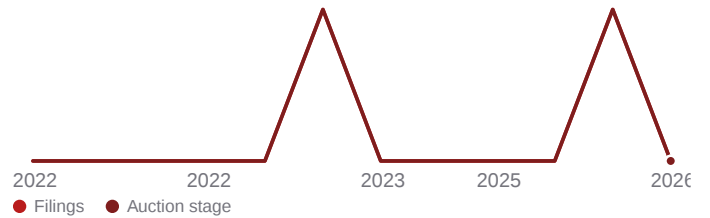
### Typical hold before selling

6.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,718     |
| Median value (AVM) | \$497K    |
| Median size        | 1,906 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 84%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 61%      |
| Underwater (LTV 125% or more) | 1.9%     |
| Owner occupied                | 83%      |
| Company owned                 | 6.5%     |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 11.1 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 9,146     |
| Density                          | 209 / mi² |
| Median household income          | \$103K    |
| Average household income         | \$124K    |
| Crime index (US avg 100)         | 90        |
| Air pollution index (US avg 100) | 88        |
| Earthquake index (US avg 100)    | 61        |
| Homes occupied                   | 96%       |
| Bachelor's or higher             | 20%       |
| Poverty rate                     | 4.6%      |
| Unemployment                     | 1.0%      |
| 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.