

Cumberland City 37050

ZIP code · TN · Tennessee > Montgomery County > Cumberland City

SELLER'S MARKET

\$174K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

42

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

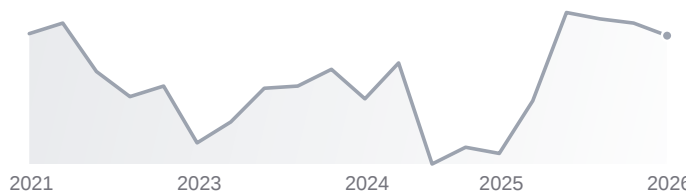
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

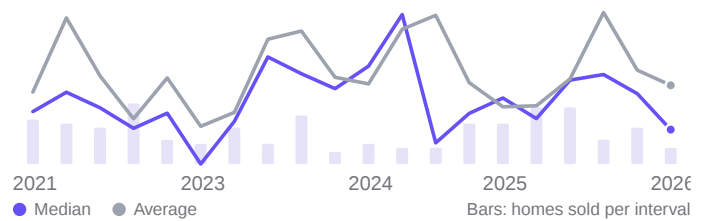
Market temperature (0–100)

77 / 100



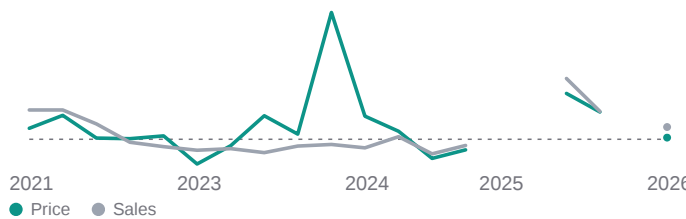
Sale prices

Median \$120K · Average \$217K



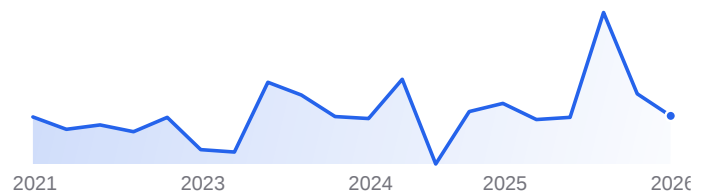
Growth (year over year)

Price +5.2% · Sales +40.0%



Price per square foot

\$121/ft²



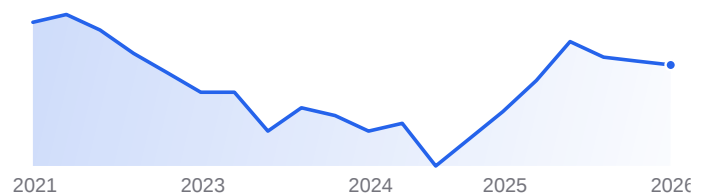
Sale premium vs estimated value

-12.7%



Annual turnover (share of homes sold)

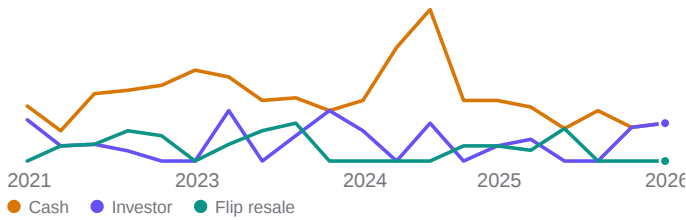
4.9%



BUYERS & OUTCOMES

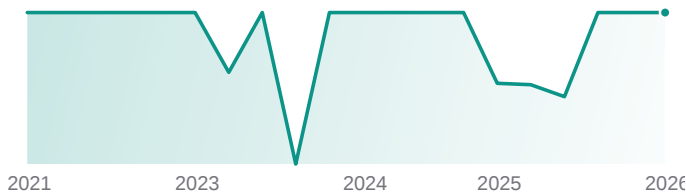
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



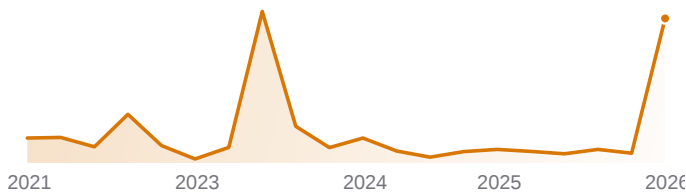
Sellers who sold at a gain

100%

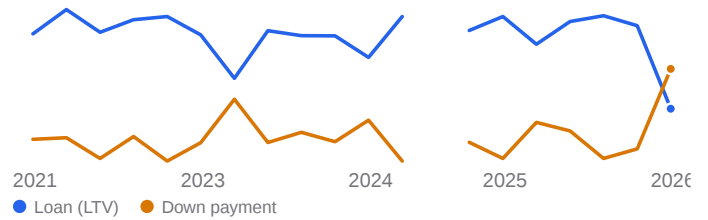


Median annualized return at resale

+104.6%

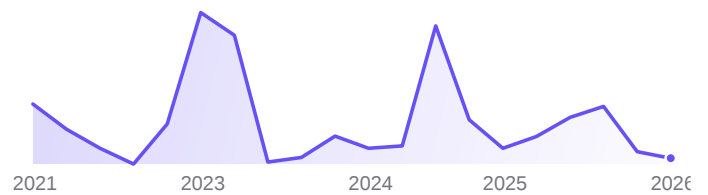


Financing (share of purchase price) Loan (LTV) 36% · Down payment 64%



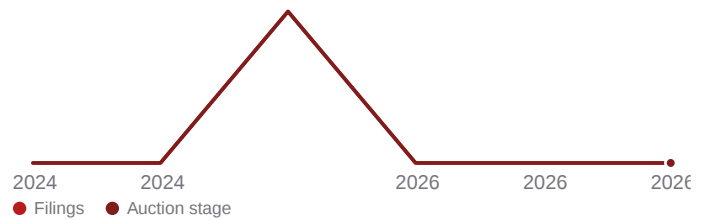
Typical hold before selling

1.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	855
Median value (AVM)	\$226K
Median size	1,450 ft²
Median bedrooms	3
Median year built	1992
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	5.0%
Owner occupied	78%
Company owned	4.7%
Median loan-to-value	27%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	2,280
Density	43 / mi²
Median household income	\$64K
Average household income	\$68K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	125
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	11.0%
Unemployment	1.0%
Average temp	58°F
Annual precip	53 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.