

Cunningham 37052

ZIP code · TN · Tennessee > Montgomery County

BUYER'S MARKET

\$265K

MEDIAN SALE PRICE

-20.5%

1-YR CHANGE

51

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



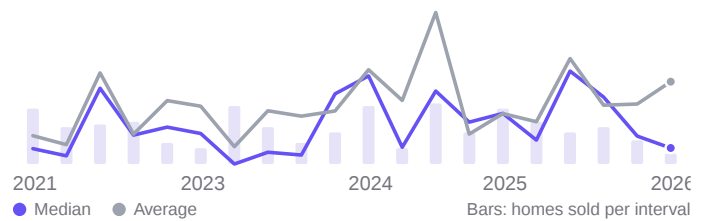
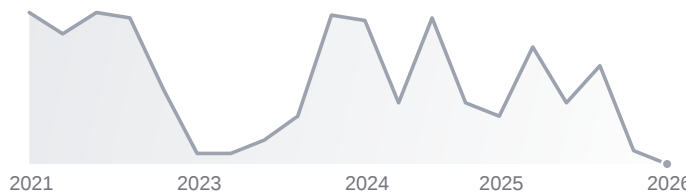
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

30 / 100

Sale prices

Median \$260K · Average \$424K

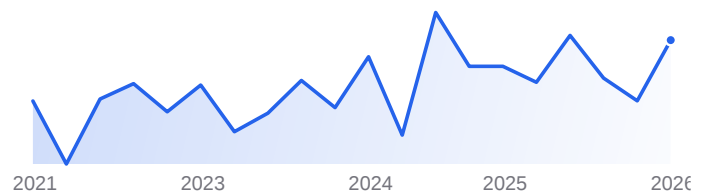
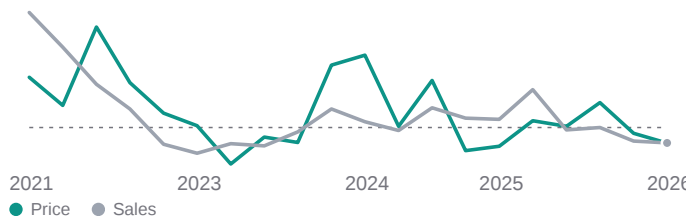


Growth (year over year)

Price -20.5% · Sales -20.3%

Price per square foot

\$196/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

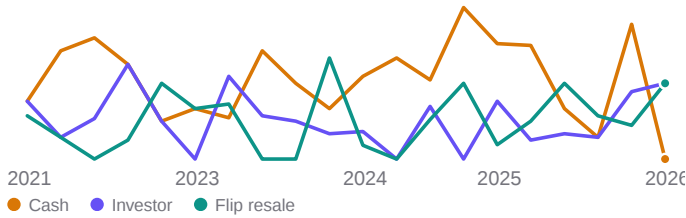
4.4%



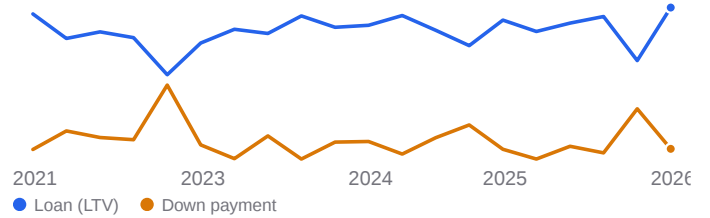
BUYERS & OUTCOMES

Buyer mix

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

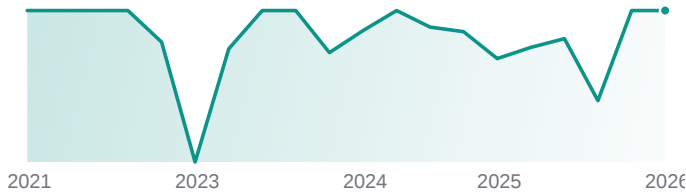


Financing (share of purchase price) Loan (LTV) 100% · Down payment 8.4%



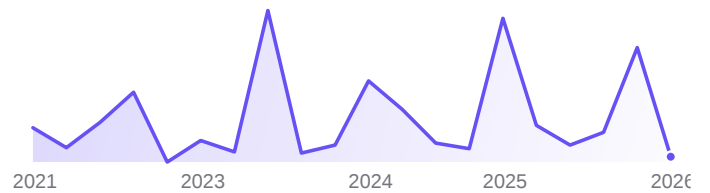
Sellers who sold at a gain

100%



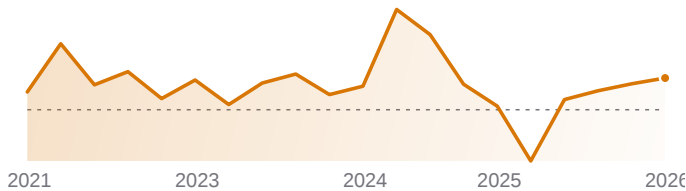
Typical hold before selling

1.2 yrs



Median annualized return at resale

+10.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,162
Median value (AVM)	\$390K
Median size	1,710 ft²
Median bedrooms	3
Median year built	1991
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	87%
Company owned	7.5%
Median loan-to-value	38%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	3,233
Density	89 / mi²
Median household income	\$65K
Average household income	\$86K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	94
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	18.6%
Unemployment	1.2%
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.