

# Dickson 37055

ZIP code · TN · Tennessee > Dickson County > Dickson

BALANCED MARKET

**\$329K**

MEDIAN SALE PRICE

**-1.4%**

1-YR CHANGE

**503**

SALES (12 MO)

**\$345K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



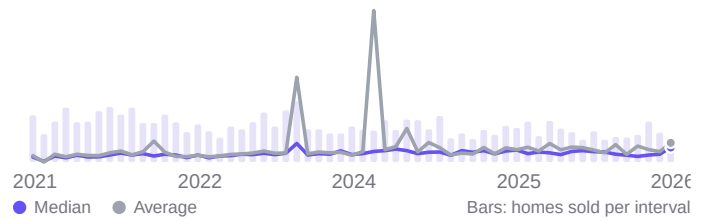
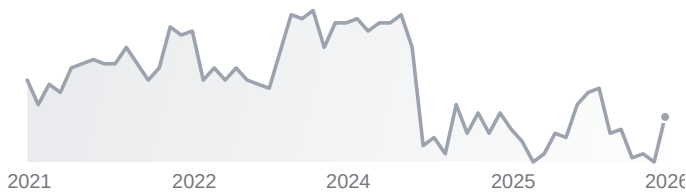
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$395K · Average \$460K

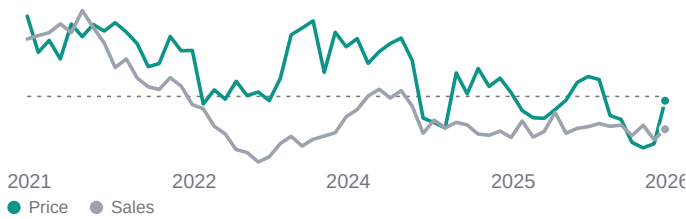


Growth (year over year)

Price -1.4% · Sales -10.5%

Price per square foot

\$224/ft²

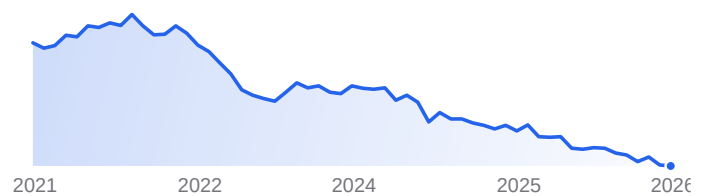
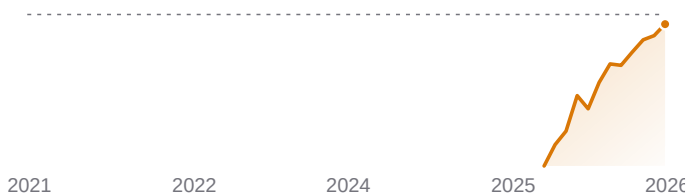


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

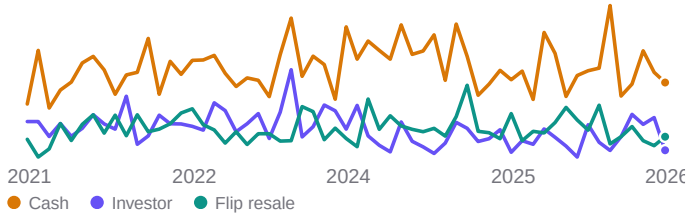
4.6%



## BUYERS & OUTCOMES

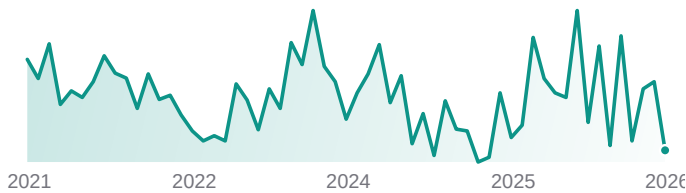
### Buyer mix

Cash 31% · Investor 2.9% · Flip resale 8.6%



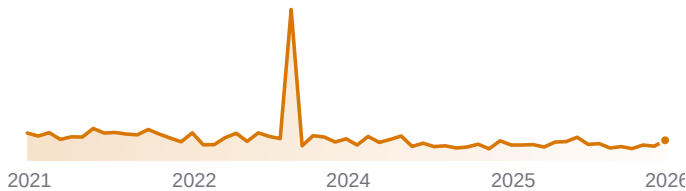
### Sellers who sold at a gain

82%

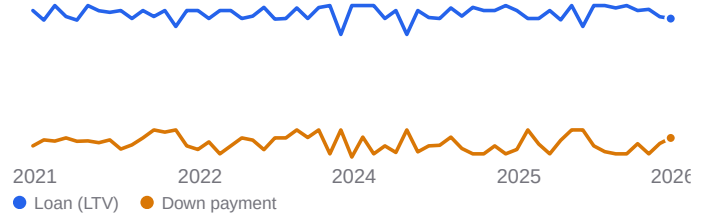


### Median annualized return at resale

+8.4%

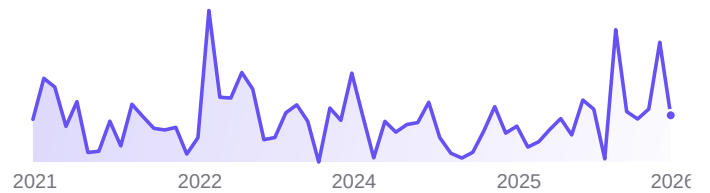


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



### Typical hold before selling

4.9 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,043    |
| Median value (AVM) | \$345K    |
| Median size        | 1,479 ft² |
| Median year built  | 1988      |
| Single family      | 74%       |
| Condos             | 2.4%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 64%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 78%     |
| Company owned                 | 9.1%    |
| Median loan-to-value          | 34%     |
| Typical ownership tenure      | 9.2 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 30,759    |
| Density                          | 150 / mi² |
| Median household income          | \$69K     |
| Average household income         | \$82K     |
| Crime index (US avg 100)         | 119       |
| Air pollution index (US avg 100) | 94        |
| Earthquake index (US avg 100)    | 76        |
| Homes occupied                   | 95%       |
| Bachelor's or higher             | 13%       |
| Poverty rate                     | 11.6%     |
| Unemployment                     | 0.9%      |
| Average temp                     | 58°F      |
| Annual precip                    | 55 in     |
| Sunshine                         | 57%       |

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.