

Eagleville 37060

ZIP code · TN · Tennessee > Rutherford County > Eagleville

BUYER'S MARKET

\$468K

MEDIAN SALE PRICE

-25.5%

1-YR CHANGE

54

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



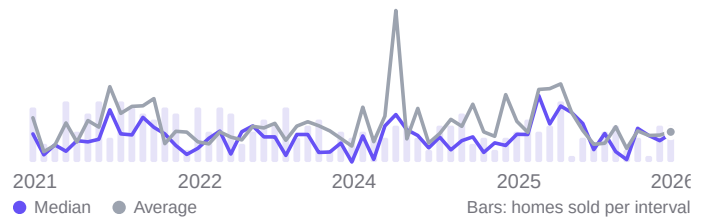
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$498K · Average \$517K

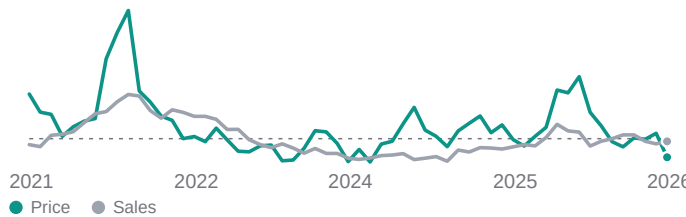


Growth (year over year)

Price -25.5% · Sales -3.6%

Price per square foot

\$281/ft²

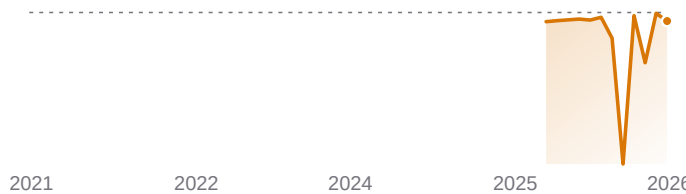


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

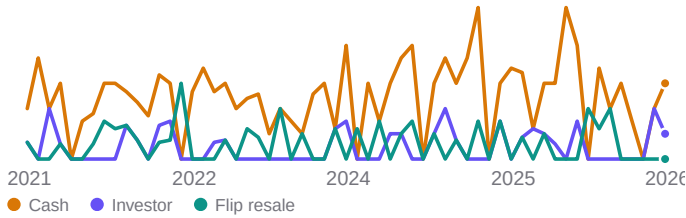
4.2%



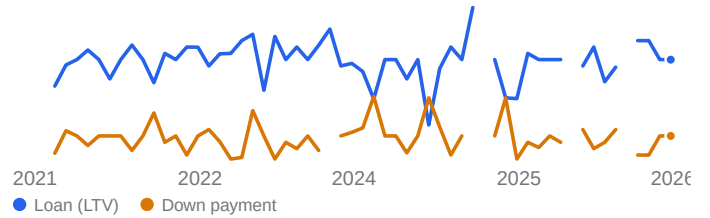
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

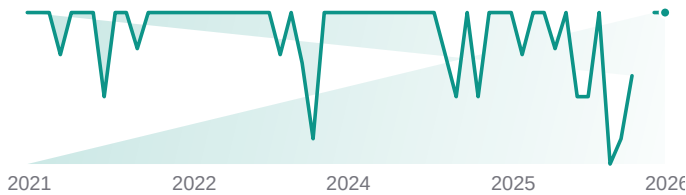


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



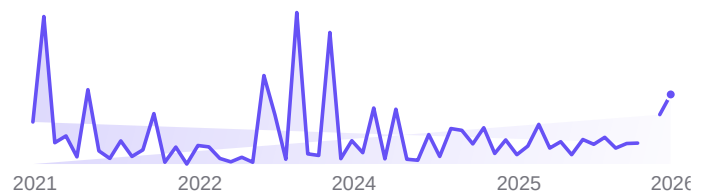
Sellers who sold at a gain

100%



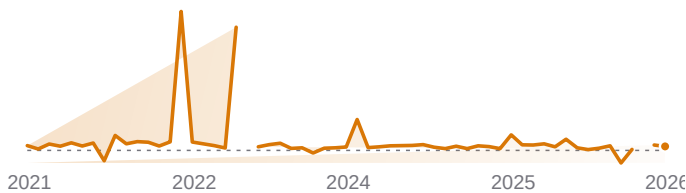
Typical hold before selling

9.7 yrs



Median annualized return at resale

+9.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,292
Median value (AVM)	\$537K
Median size	2,020 ft²
Median bedrooms	4
Median year built	2002
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.0%
Owner occupied	76%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	3,460
Density	90 / mi²
Median household income	\$104K
Average household income	\$133K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	133
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	5.0%
Unemployment	0.9%
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.