

Goodlettsville 37072

ZIP code · TN · Tennessee > Davidson County > Goodlettsville

BUYER'S MARKET

\$390K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

450

SALES (12 MO)

\$402K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



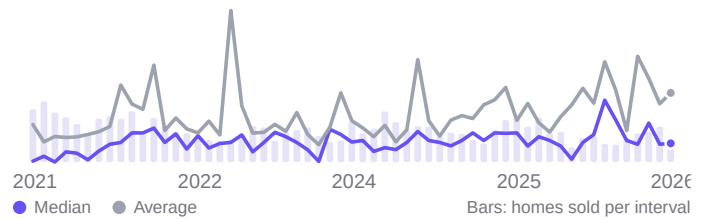
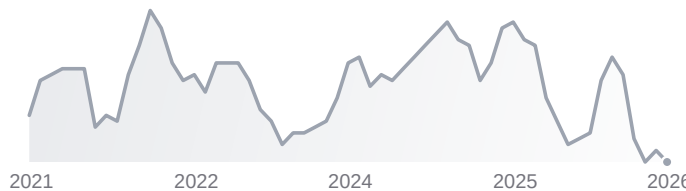
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$373K · Average \$507K

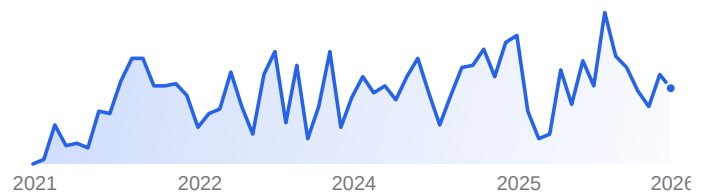
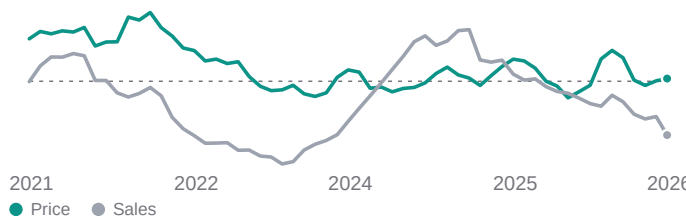


Growth (year over year)

Price +1.2% · Sales -23.7%

Price per square foot

\$223/ft²

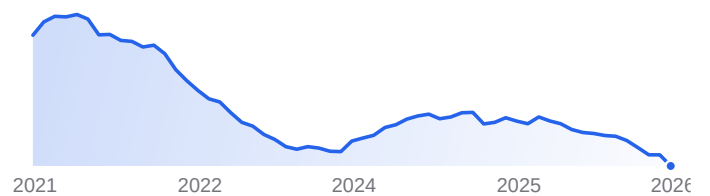


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

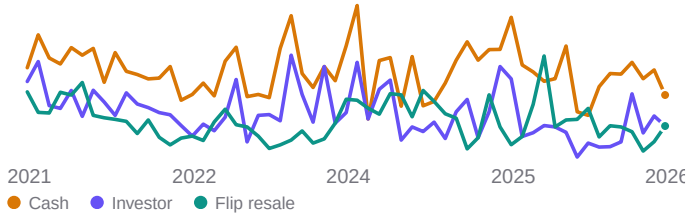
3.9%



BUYERS & OUTCOMES

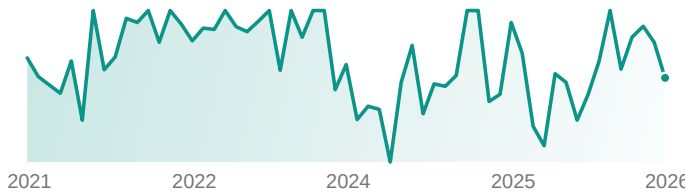
Buyer mix

Cash 23% · Investor 11% · Flip resale 11%



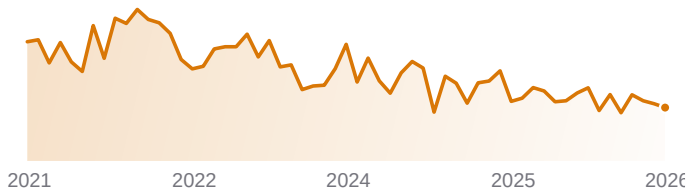
Sellers who sold at a gain

85%

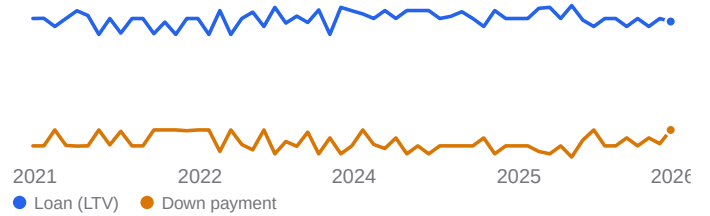


Median annualized return at resale

+4.7%

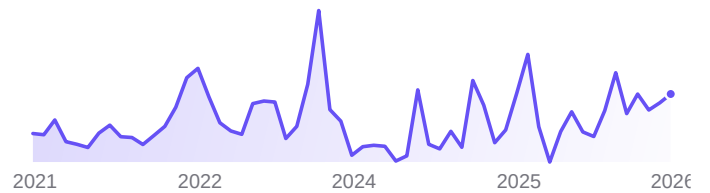


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,610
Median value (AVM)	\$402K
Median size	1,776 ft²
Median bedrooms	3
Median year built	1988
Single family	84%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	14%
Median loan-to-value	44%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	34,636
Density	444 / mi ²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	56
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	8.2%
Unemployment	0.9%
Average temp	58°F
Annual precip	51 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.