

Joelton 37080

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$493K

MEDIAN SALE PRICE

+27.8%

1-YR CHANGE

121

SALES (12 MO)

\$386K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



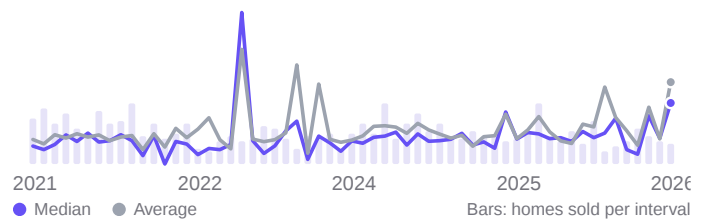
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$600K · Average \$738K

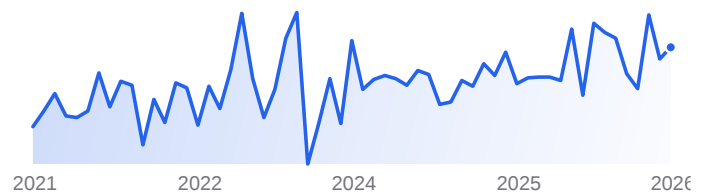
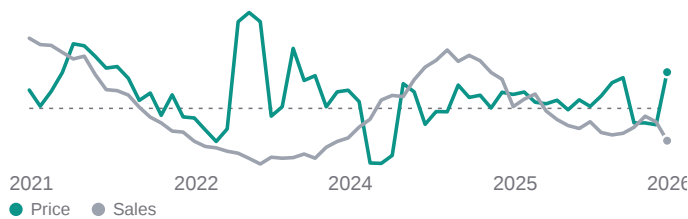


Growth (year over year)

Price +27.8% · Sales -24.8%

Price per square foot

\$258/ft²

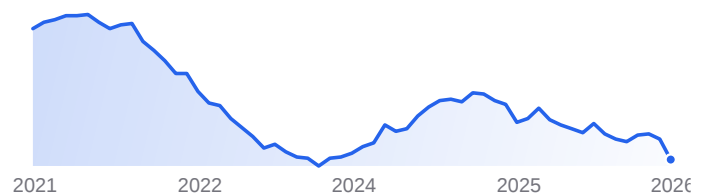
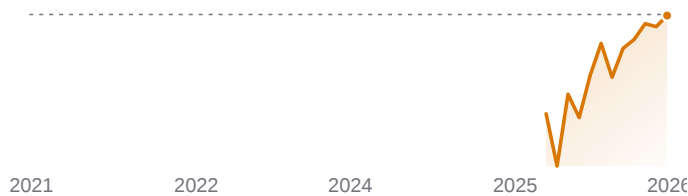


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

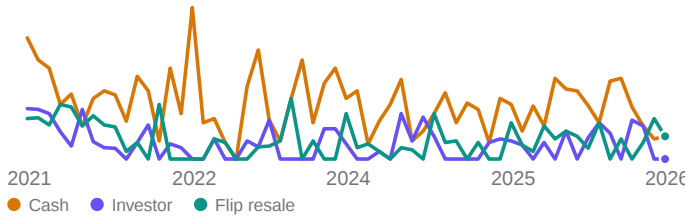
3.6%



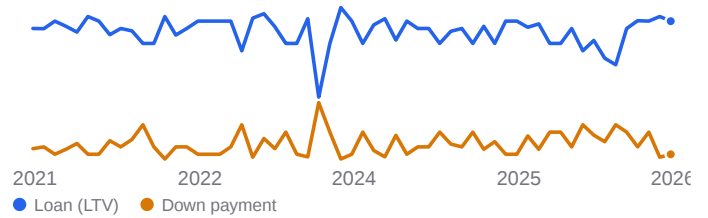
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 13%

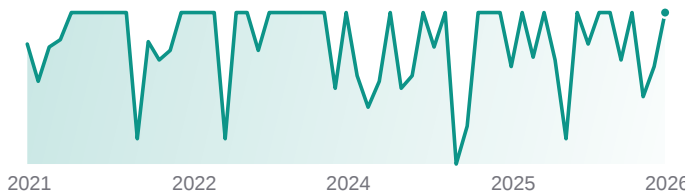


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



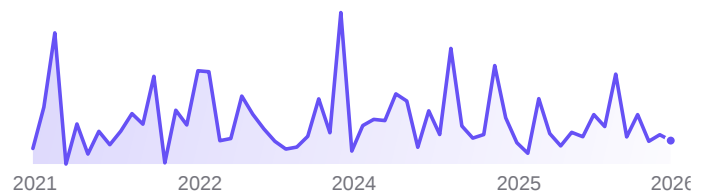
Sellers who sold at a gain

100%



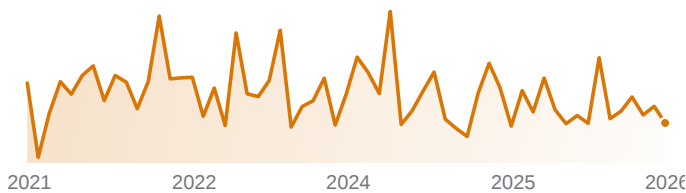
Typical hold before selling

3.7 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,394
Median value (AVM)	\$386K
Median size	1,608 ft²
Median bedrooms	3
Median year built	1984
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	10%
Median loan-to-value	37%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	7,713
Density	157 / mi²
Median household income	\$78K
Average household income	\$100K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	7.4%
Unemployment	0.9%
Average temp	58°F
Annual precip	52 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.