

Lascassas 37085

ZIP code · TN · Tennessee > Rutherford County

BUYER'S MARKET

\$473K

MEDIAN SALE PRICE

-19.2%

1-YR CHANGE

83

SALES (12 MO)

\$530K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



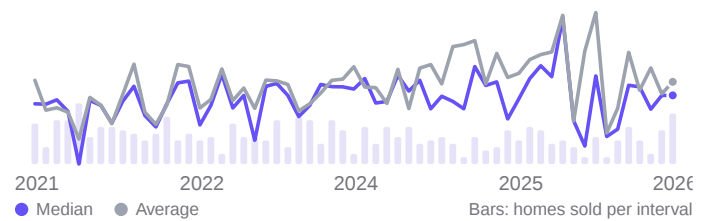
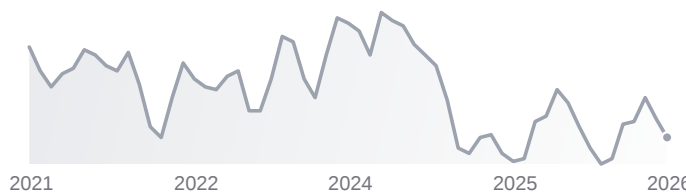
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$500K · Average \$580K

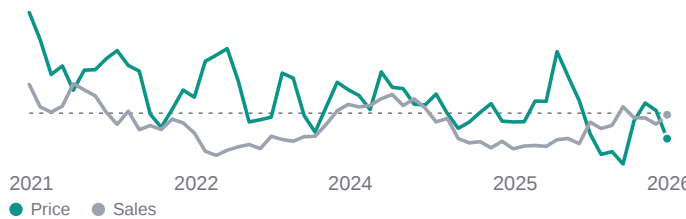


Growth (year over year)

Price -19.2% · Sales -1.2%

Price per square foot

\$254/ft²

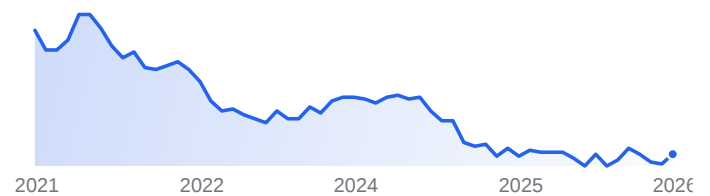
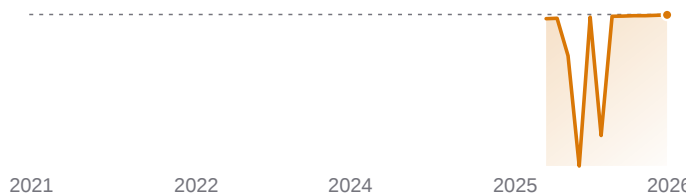


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

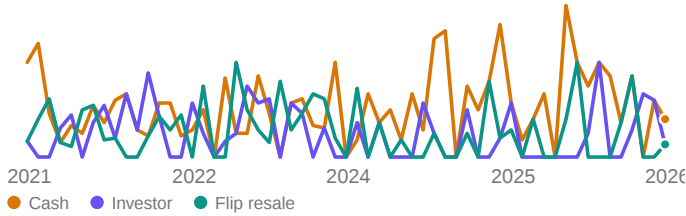
3.9%



BUYERS & OUTCOMES

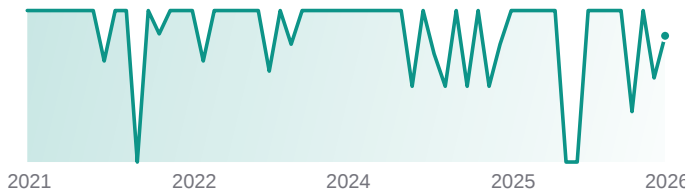
Buyer mix

Cash 20% · Investor 6.7% · Flip resale 6.7%



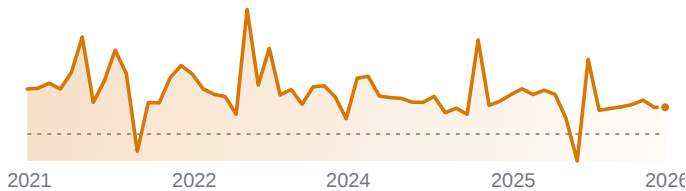
Sellers who sold at a gain

92%

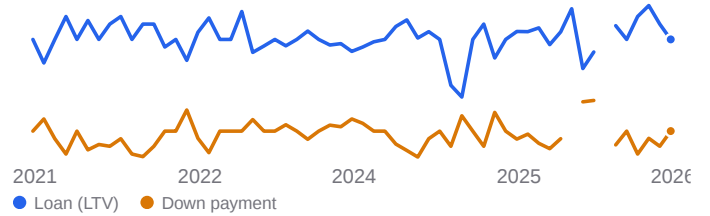


Median annualized return at resale

+5.6%

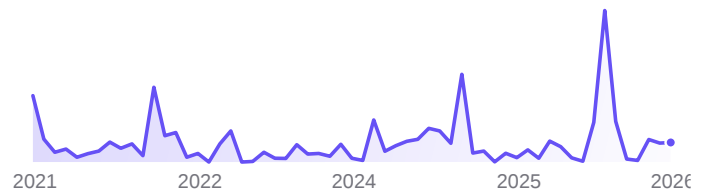


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	2,104
Median value (AVM)	\$530K
Median size	2,221 ft²
Median bedrooms	3
Median year built	2004
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	85%
Company owned	5.5%
Median loan-to-value	43%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	7,079
Density	124 / mi²
Median household income	\$98K
Average household income	\$108K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	137
Earthquake index (US avg 100)	53
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	4.5%
Unemployment	1.0%
Average temp	59°F
Annual precip	56 in
Sunshine	58%

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.