

La Vergne 37086

ZIP code · TN · Tennessee > Rutherford County > La Vergne

BUYER'S MARKET

\$313K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

470

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



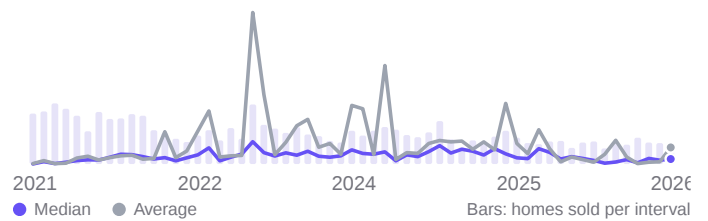
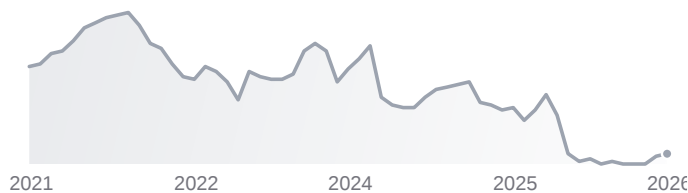
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$315K · Average \$411K

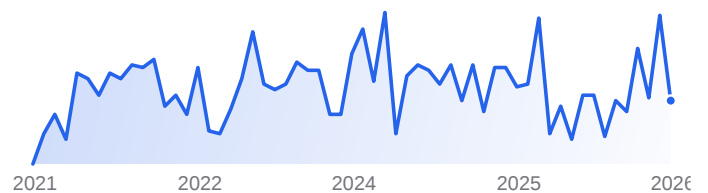
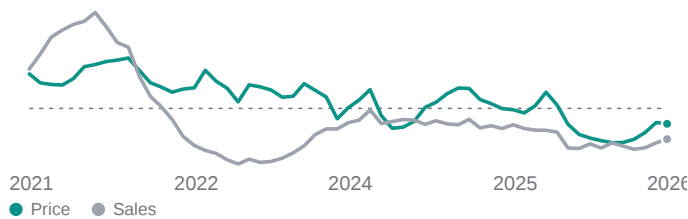


Growth (year over year)

Price -9.9% · Sales -19.8%

Price per square foot

\$205/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

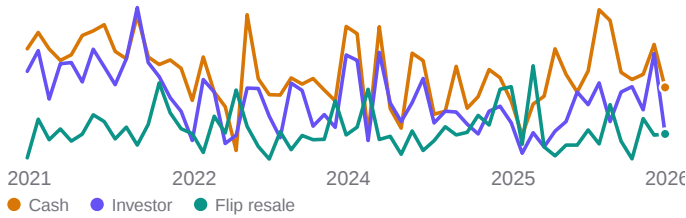
3.8%



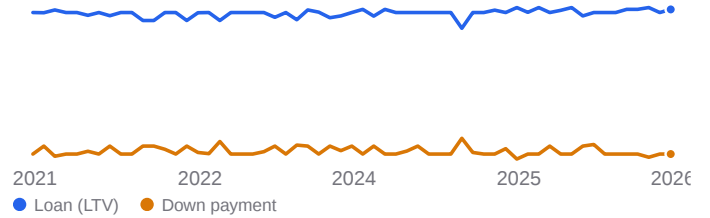
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 13% · Flip resale 13%

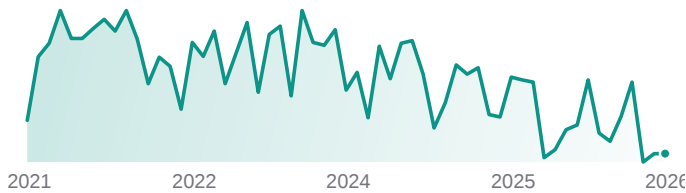


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



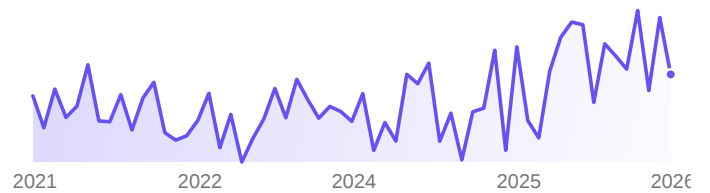
Sellers who sold at a gain

75%



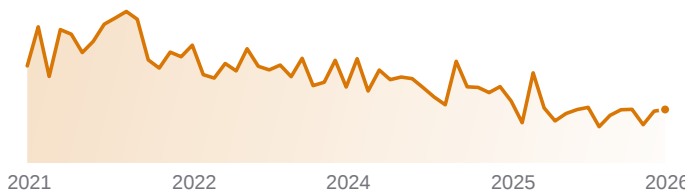
Typical hold before selling

7.2 yrs



Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,452
Median value (AVM)	\$334K
Median size	1,460 ft²
Median bedrooms	3
Median year built	2002
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	20%
Median loan-to-value	41%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	44,237
Density	1,496 / mi²
Median household income	\$76K
Average household income	\$90K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	55
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	59°F
Annual precip	53 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.