

Madison 37115

ZIP code · TN · Tennessee > Davidson County

BUYER'S MARKET

\$340K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

424

SALES (12 MO)

\$334K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



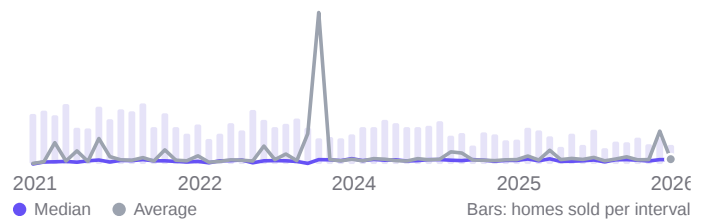
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$354K · Average \$363K

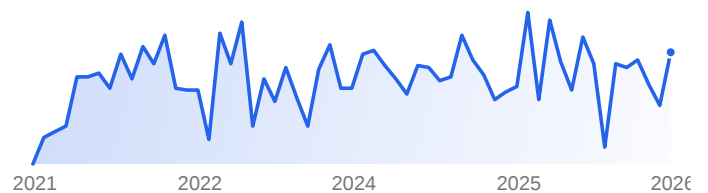
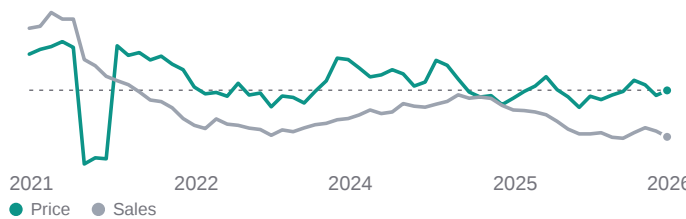


Growth (year over year)

Price -0.1% · Sales -25.5%

Price per square foot

\$231/ft²

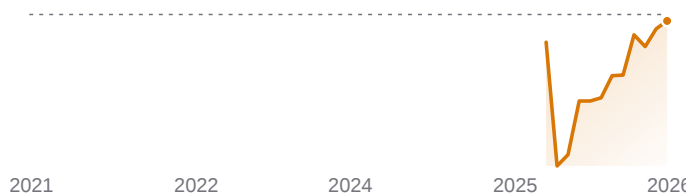


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

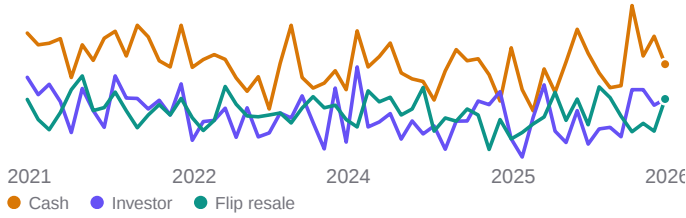
3.6%



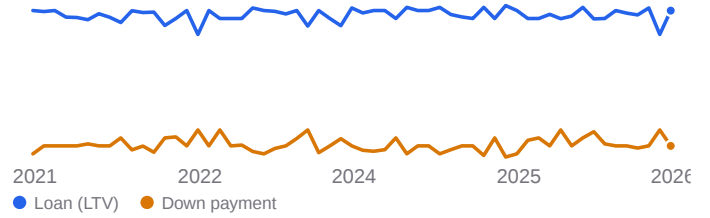
BUYERS & OUTCOMES

Buyer mix

Cash 28% · Investor 17% · Flip resale 17%

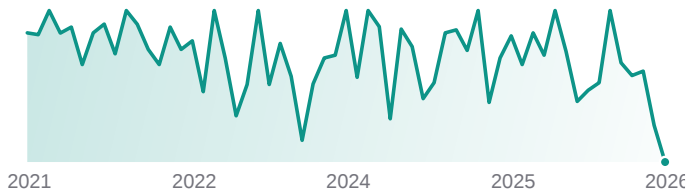


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



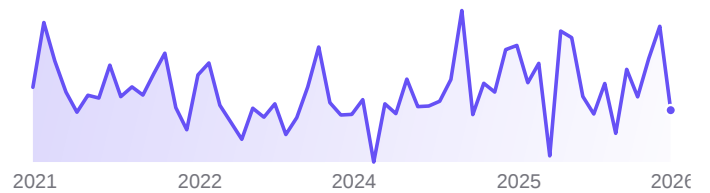
Sellers who sold at a gain

80%



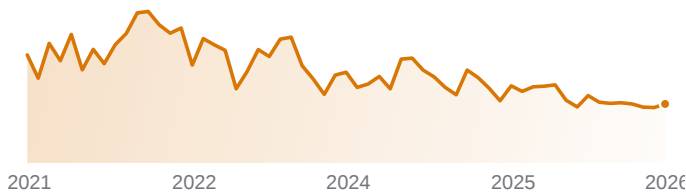
Typical hold before selling

5.0 yrs



Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	11,686
Median value (AVM)	\$334K
Median size	1,422 ft²
Median bedrooms	3
Median year built	1972
Single family	72%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	68%
Company owned	17%
Median loan-to-value	39%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	40,640
Density	1,862 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	58
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	14.9%
Unemployment	0.9%
Average temp	59°F
Annual precip	50 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.