

Pleasant Shade 37145

ZIP code · TN · Tennessee > Smith County

BALANCED MARKET

\$173K

MEDIAN SALE PRICE

-24.0%

1-YR CHANGE

54

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



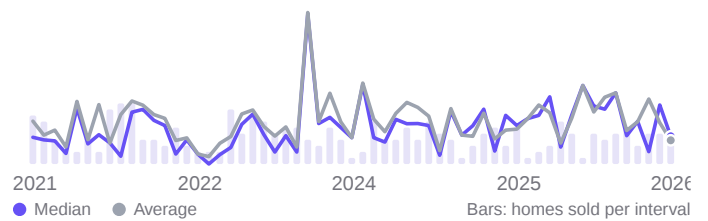
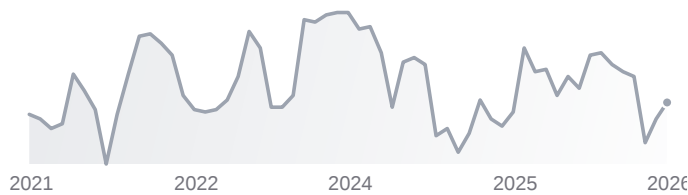
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$147K · Average \$128K

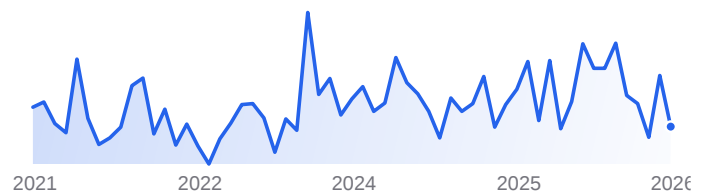
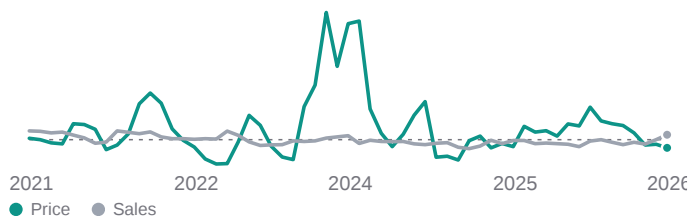


Growth (year over year)

Price -24.0% · Sales +14.9%

Price per square foot

\$78/ft²

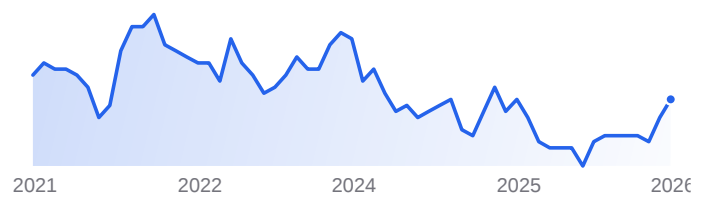


Sale premium vs estimated value

-9.0%

Annual turnover (share of homes sold)

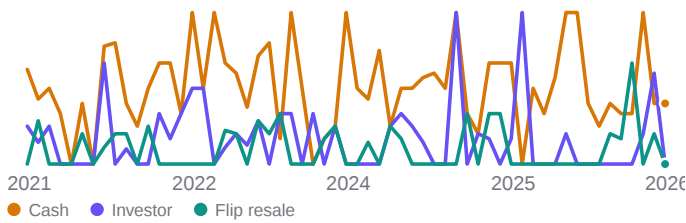
4.7%



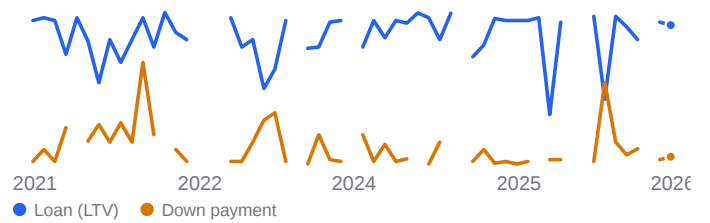
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%

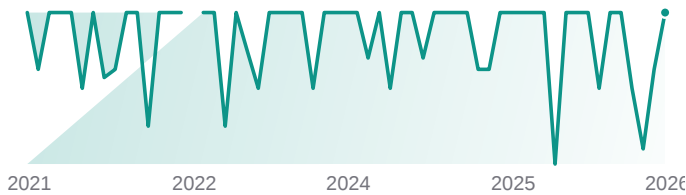


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



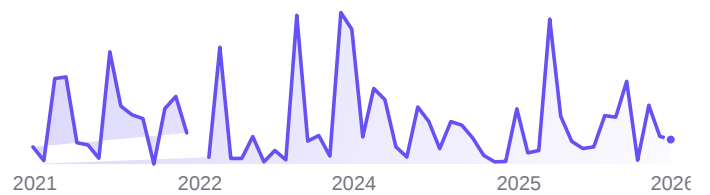
Sellers who sold at a gain

100%



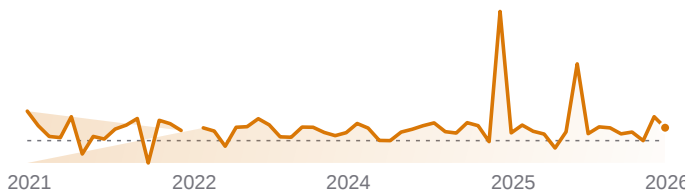
Typical hold before selling

3.7 yrs



Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,161
Median value (AVM)	\$237K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1985
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.1%
Owner occupied	79%
Company owned	3.9%
Median loan-to-value	6%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,733
Density	40 / mi²
Median household income	\$60K
Average household income	\$105K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	43
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	12.9%
Unemployment	1.0%
Average temp	58°F
Annual precip	55 in
Sunshine	57%

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.