

Smyrna 37167

ZIP code · TN · Tennessee > Rutherford County > Smyrna

BUYER'S MARKET

\$393K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

1,037

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



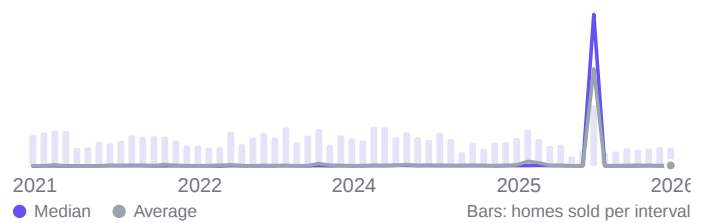
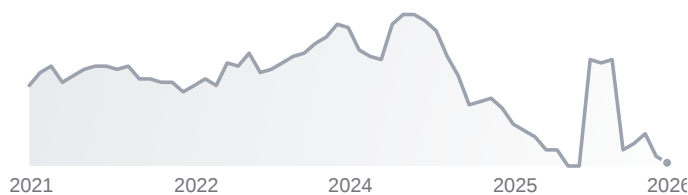
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$379K · Average \$485K

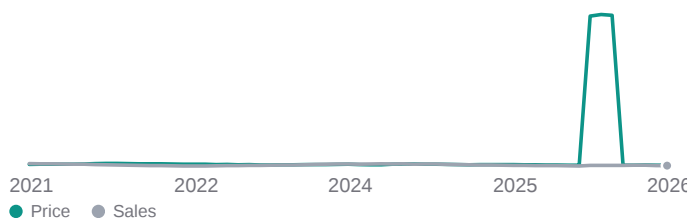


Growth (year over year)

Price -12.3% · Sales -21.1%

Price per square foot

\$230/ft²

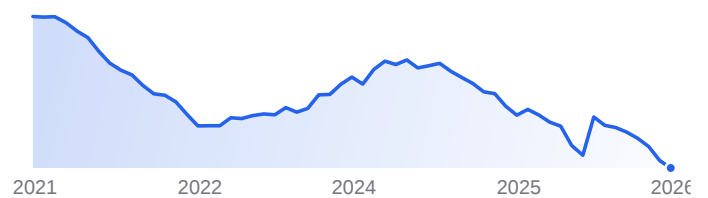


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

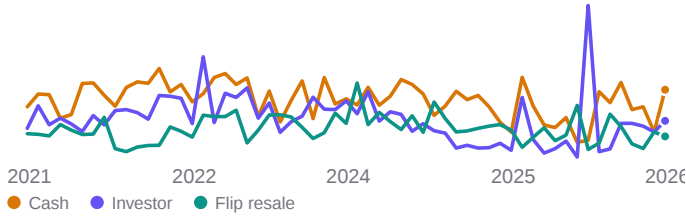
5.1%



BUYERS & OUTCOMES

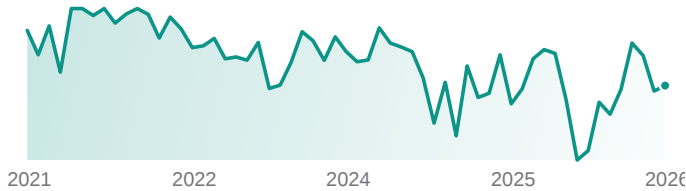
Buyer mix

Cash 31% · Investor 18% · Flip resale 12%



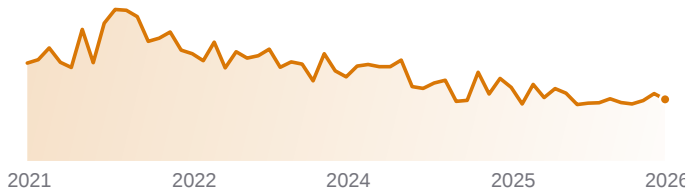
Sellers who sold at a gain

85%

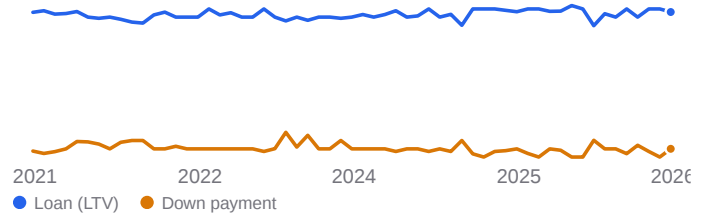


Median annualized return at resale

+5.4%

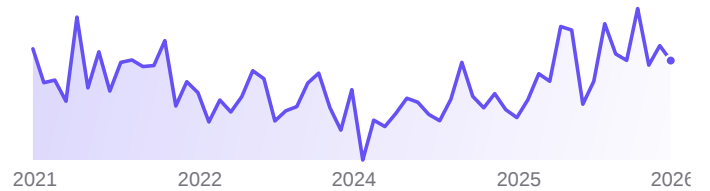


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	20,527
Median value (AVM)	\$394K
Median size	1,778 ft²
Median bedrooms	3
Median year built	2002
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	15%
Median loan-to-value	48%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	66,337
Density	1,189 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	59
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	9.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	54 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.