

Southside 37171

ZIP code · TN · Tennessee > Montgomery County

BALANCED MARKET

\$416K

MEDIAN SALE PRICE

+42.5%

1-YR CHANGE

36

SALES (12 MO)

\$420K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



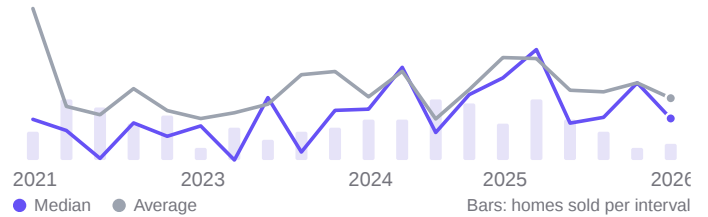
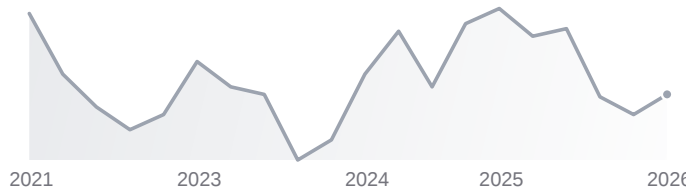
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$272K · Average \$327K

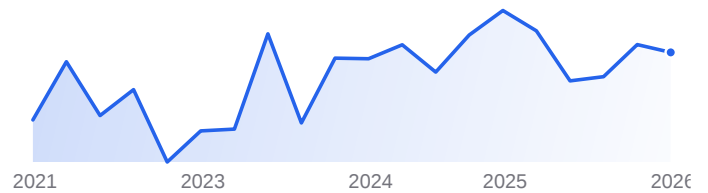
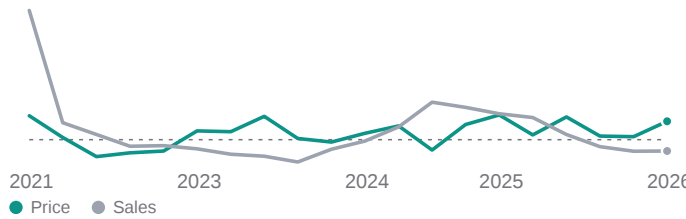


Growth (year over year)

Price +42.5% · Sales -26.5%

Price per square foot

\$195/ft²

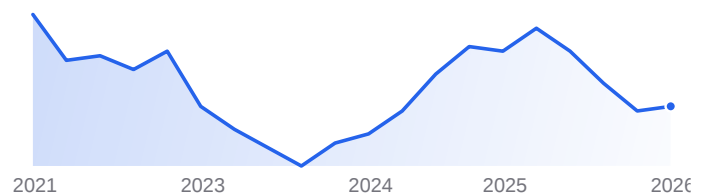


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

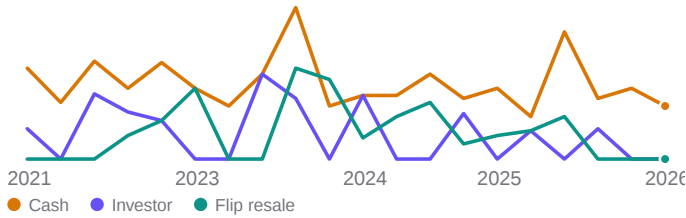
6.1%



BUYERS & OUTCOMES

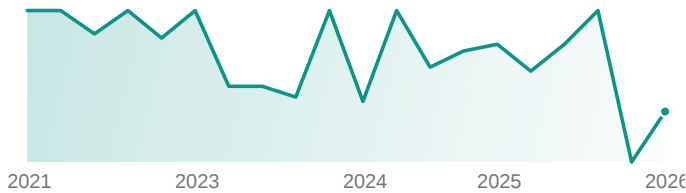
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



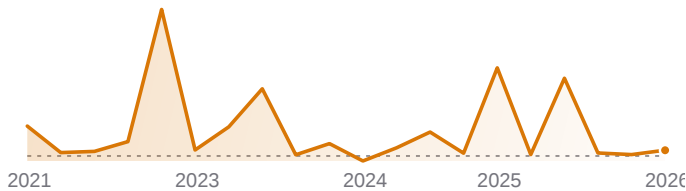
Sellers who sold at a gain

67%

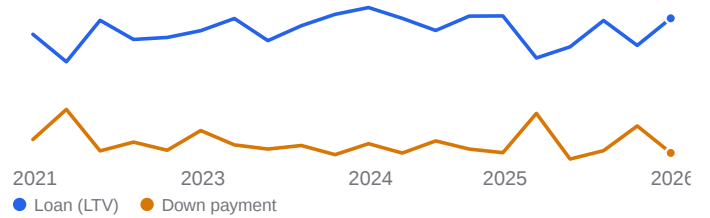


Median annualized return at resale

+9.3%

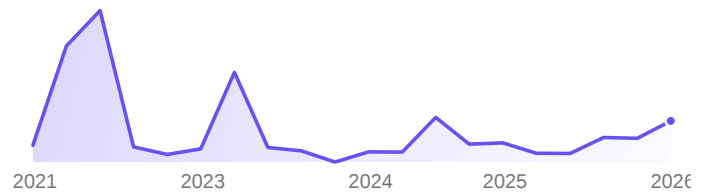


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.1%



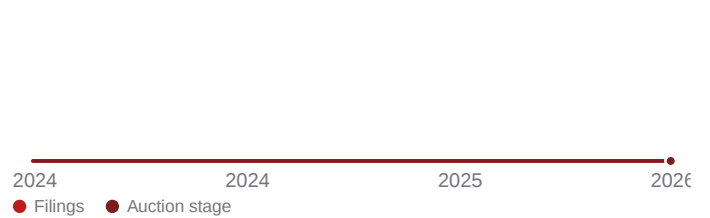
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	589
Median value (AVM)	\$420K
Median size	1,678 ft²
Median bedrooms	3
Median year built	1995
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.5%
Owner occupied	82%
Company owned	4.6%
Median loan-to-value	41%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	1,948
Density	81 / mi²
Median household income	\$79K
Average household income	\$90K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	88
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	18.2%
Unemployment	1.3%
Average temp	58°F
Annual precip	52 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.