

Vanleer 37181

ZIP code · TN · Tennessee > Dickson County > Vanleer

BUYER'S MARKET

\$228K

MEDIAN SALE PRICE

-21.7%

1-YR CHANGE

24

SALES (12 MO)

\$329K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



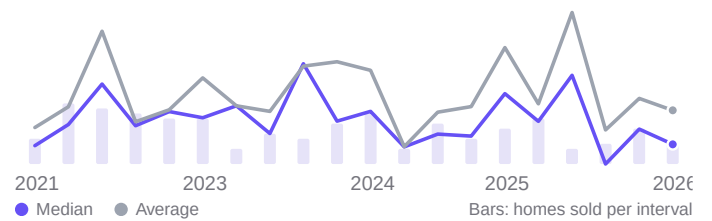
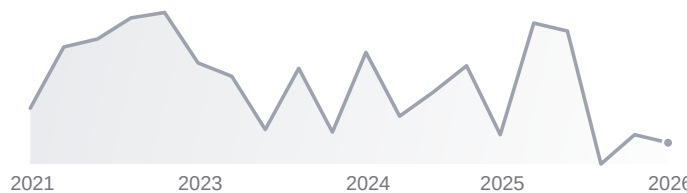
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$150K · Average \$250K

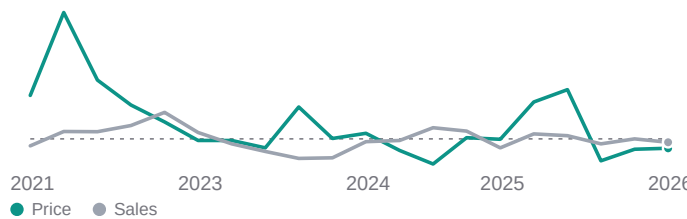


Growth (year over year)

Price -21.7% · Sales -7.7%

Price per square foot

\$121/ft²

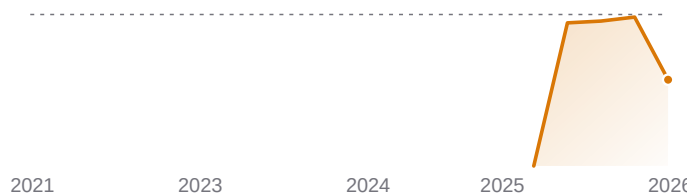


Sale premium vs estimated value

-25.3%

Annual turnover (share of homes sold)

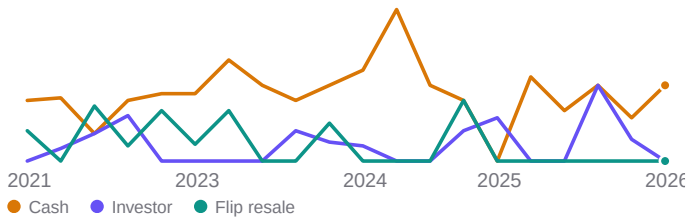
3.5%



BUYERS & OUTCOMES

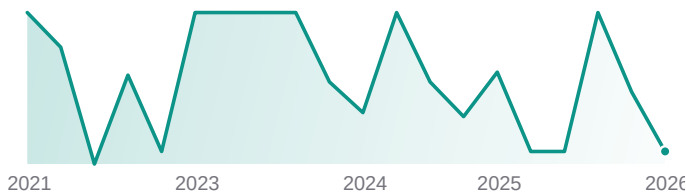
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



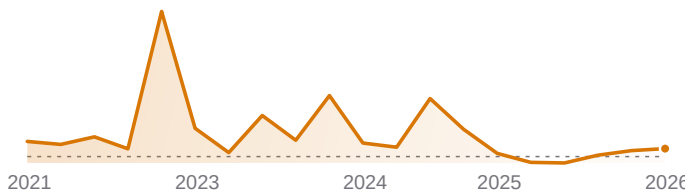
Sellers who sold at a gain

67%

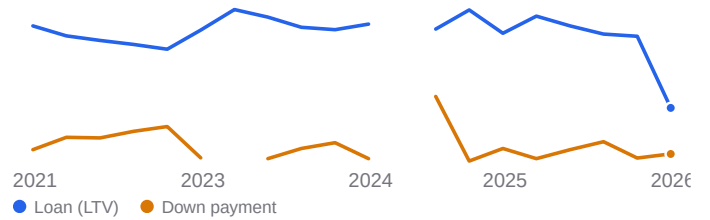


Median annualized return at resale

+5.8%

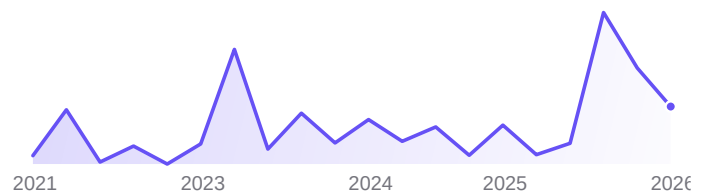


Financing (share of purchase price) Loan (LTV) 36% · Down payment 5.0%



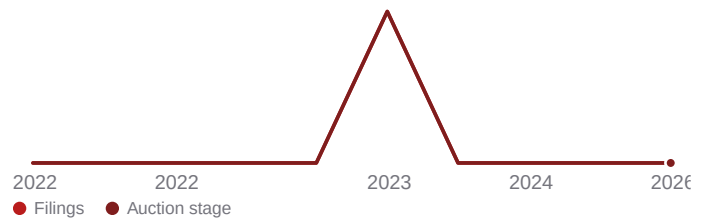
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	688
Median value (AVM)	\$329K
Median size	1,428 ft²
Median year built	1987
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.9%
Owner occupied	81%
Company owned	4.7%
Median loan-to-value	9%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	2,020
Density	43 / mi²
Median household income	\$70K
Average household income	\$76K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	86
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	12.9%
Unemployment	0.8%
Average temp	58°F
Annual precip	54 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.