

Whites Creek 37189

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$246K

MEDIAN SALE PRICE

-54.2%

1-YR CHANGE

61

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



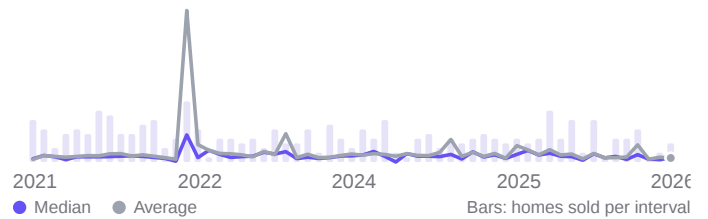
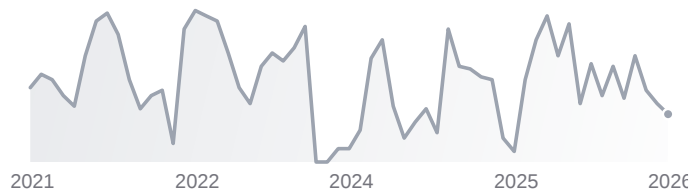
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$297K · Average \$290K

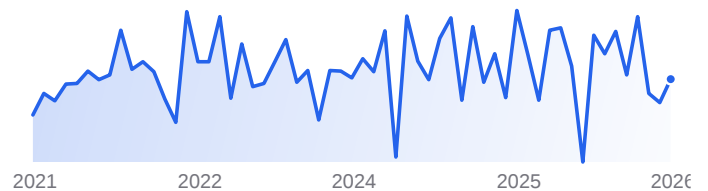
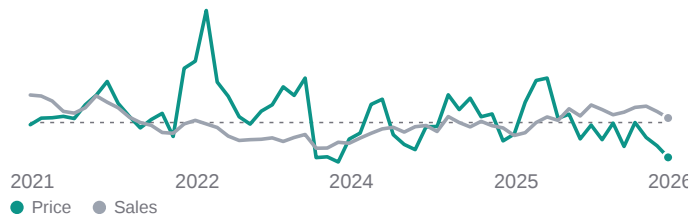


Growth (year over year)

Price -54.2% · Sales +7.0%

Price per square foot

\$195/ft²

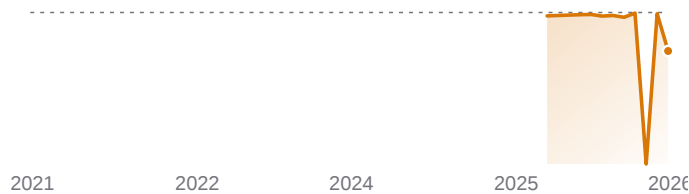


Sale premium vs estimated value

-8.5%

Annual turnover (share of homes sold)

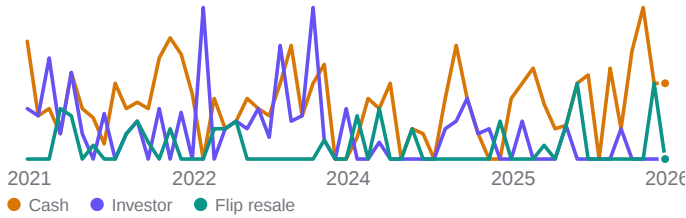
3.9%



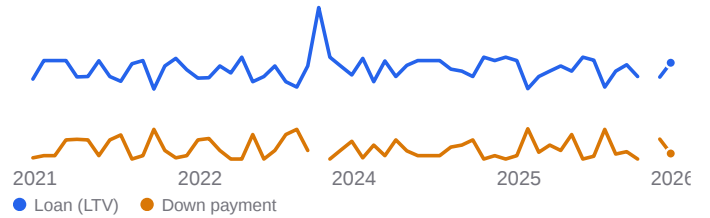
BUYERS & OUTCOMES

Buyer mix

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

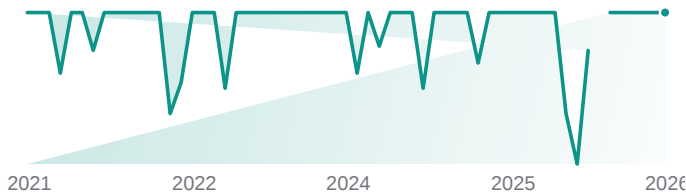


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



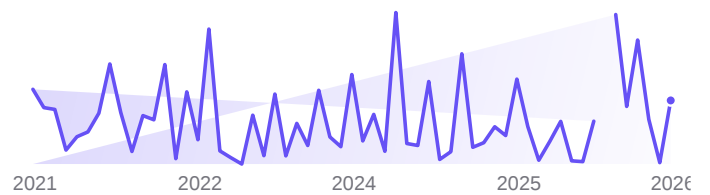
Sellers who sold at a gain

100%



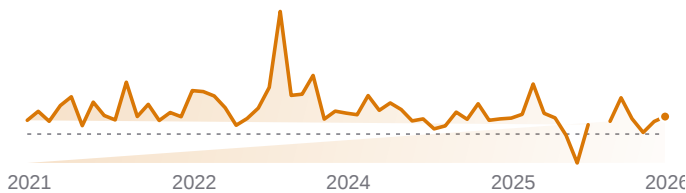
Typical hold before selling

11.2 yrs



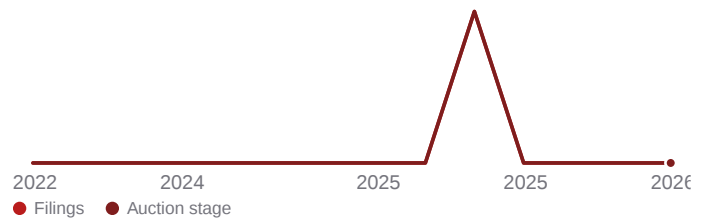
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,573
Median value (AVM)	\$397K
Median size	1,778 ft²
Median bedrooms	3
Median year built	1988
Single family	87%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.5%
Owner occupied	75%
Company owned	13%
Median loan-to-value	40%

Typical ownership tenure

12.7 yrs

COMMUNITY

Population	6,460
Density	253 / mi ²
Median household income	\$91K
Average household income	\$113K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	58
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	8.5%
Unemployment	0.8%
Average temp	58°F
Annual precip	51 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.