

Nashville 37201

ZIP code · TN · Tennessee > Davidson County

BUYER'S MARKET

\$509K

MEDIAN SALE PRICE

-32.2%

1-YR CHANGE

38

SALES (12 MO)

\$524K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



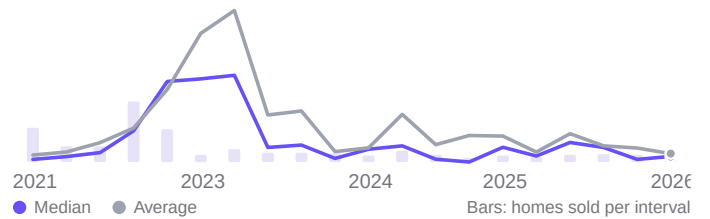
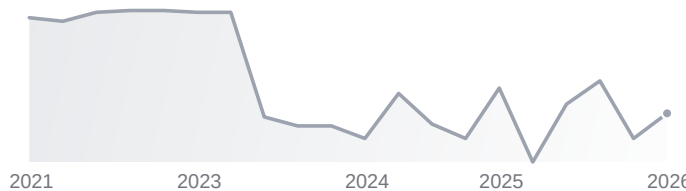
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$594K · Average \$697K

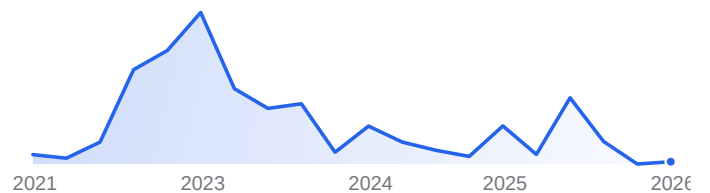
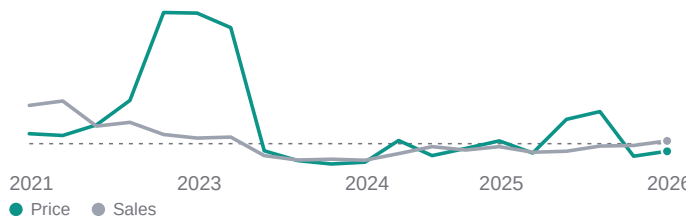


Growth (year over year)

Price -32.2% · Sales +11.8%

Price per square foot

\$596/ft²

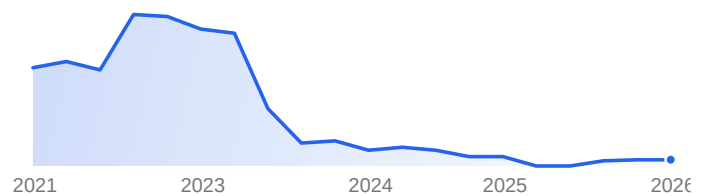


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

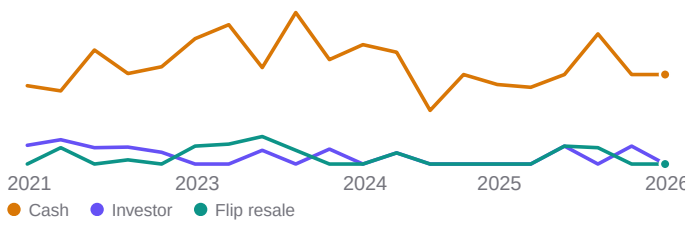
3.9%



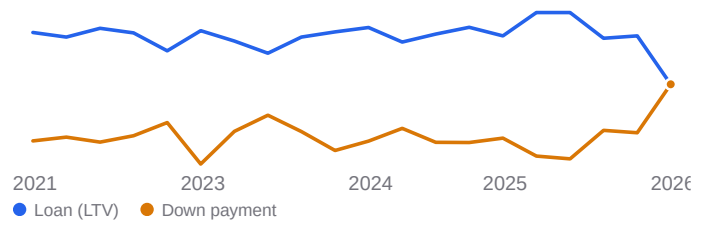
BUYERS & OUTCOMES

Buyer mix

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

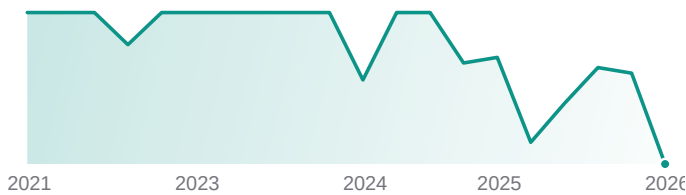


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



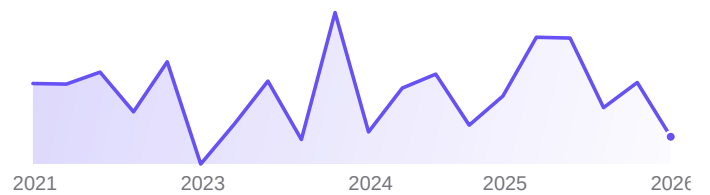
Sellers who sold at a gain

50%



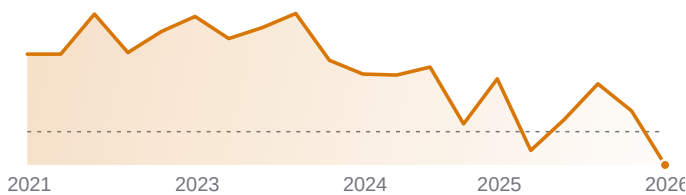
Typical hold before selling

1.8 yrs



Median annualized return at resale

-3.6%



HOUSING STOCK

Homes	969
Median value (AVM)	\$524K
Median size	900 ft²
Median bedrooms	1
Median year built	2008
Single family	0%
Condos	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.5%
Owner occupied	40%
Company owned	42%
Median loan-to-value	36%

Typical ownership tenure

6.0 yrs

COMMUNITY

Population	2,187
Density	5,811 / mi²
Median household income	\$89K
Average household income	\$109K
Crime index (US avg 100)	190
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	61
Homes occupied	75%
Bachelor's or higher	37%
Poverty rate	11.6%
Unemployment	1.4%
Average temp	59°F
Annual precip	51 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.