

Nashville 37204

ZIP code · TN · Tennessee > Davidson County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

331

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

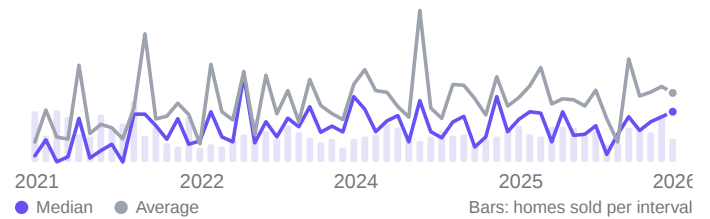
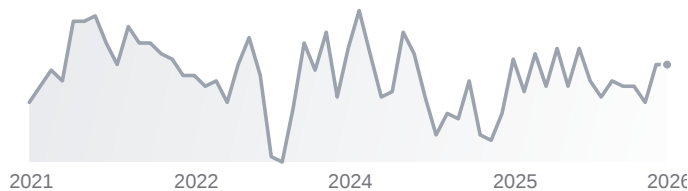
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.2M · Average \$1.4M

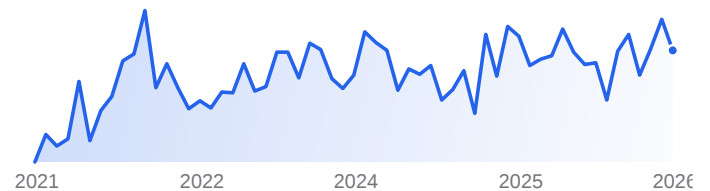
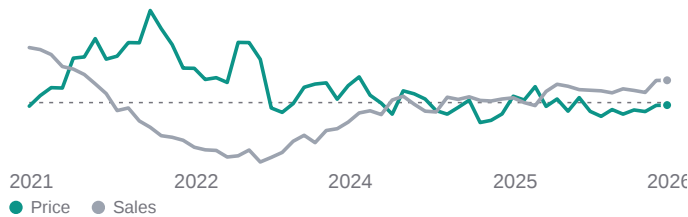


Growth (year over year)

Price -1.7% · Sales +14.9%

Price per square foot

\$441/ft²

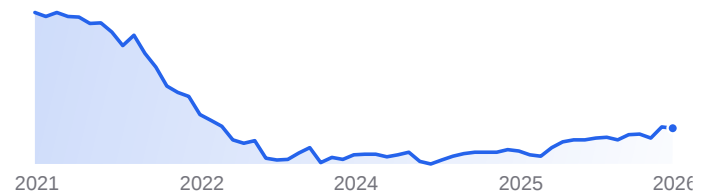


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

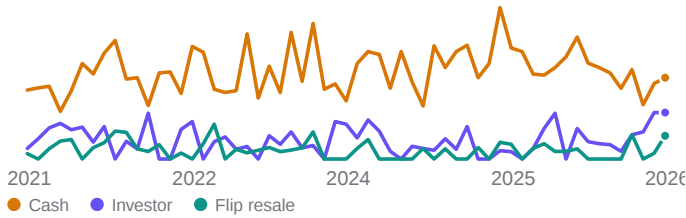
6.2%



BUYERS & OUTCOMES

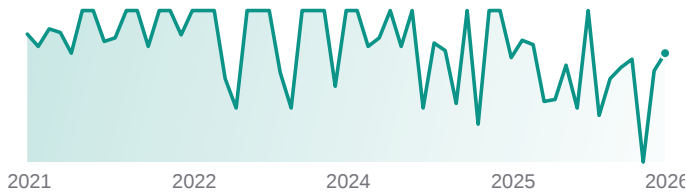
Buyer mix

Cash 33% · Investor 19% · Flip resale 9.5%



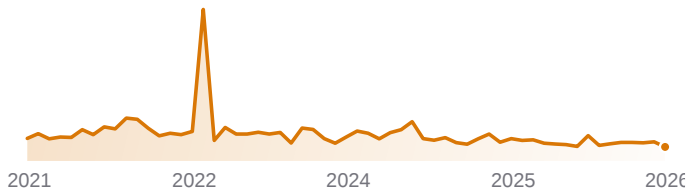
Sellers who sold at a gain

94%

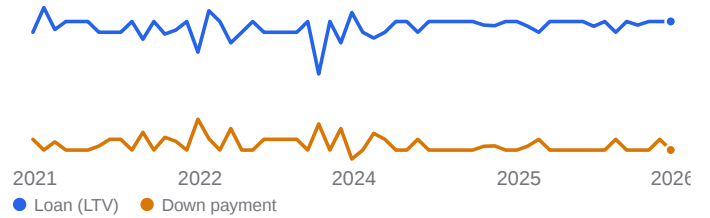


Median annualized return at resale

+4.8%

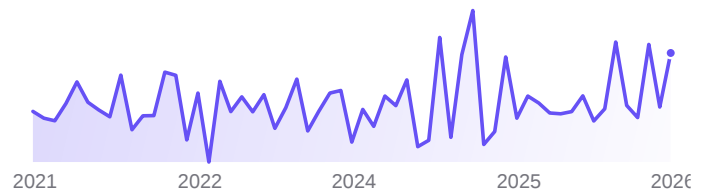


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



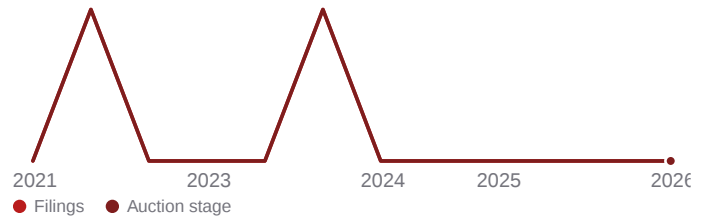
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,361
Median value (AVM)	\$1.1M
Median size	2,284 ft²
Median bedrooms	3
Median year built	1961
Single family	52%
Condos	31%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	72%
Company owned	26%
Median loan-to-value	38%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	16,714
Density	2,326 / mi²
Median household income	\$113K
Average household income	\$159K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	62
Homes occupied	91%
Bachelor's or higher	44%
Poverty rate	7.6%
Unemployment	1.0%
Average temp	59°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.