

Nashville 37205

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$968K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

564

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

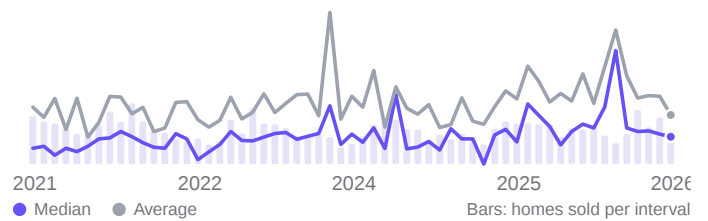
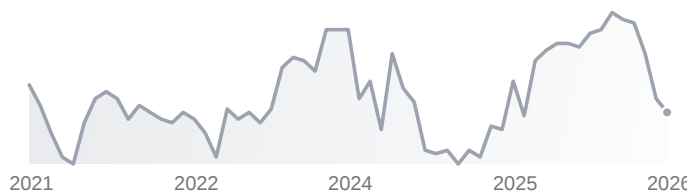
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$930K · Average \$1.2M

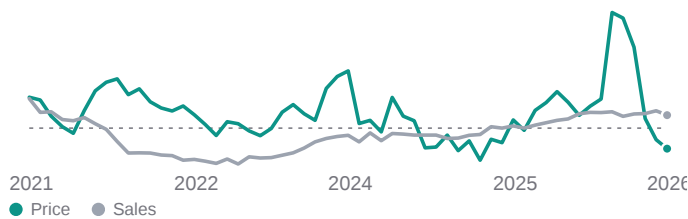


Growth (year over year)

Price -15.9% · Sales +10.2%

Price per square foot

\$382/ft²

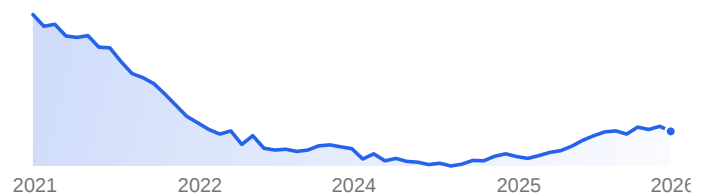
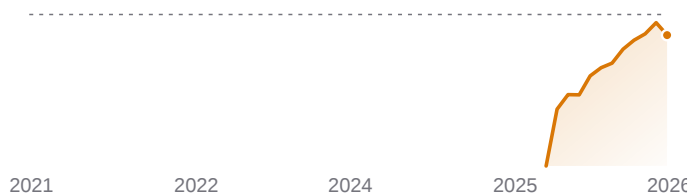


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

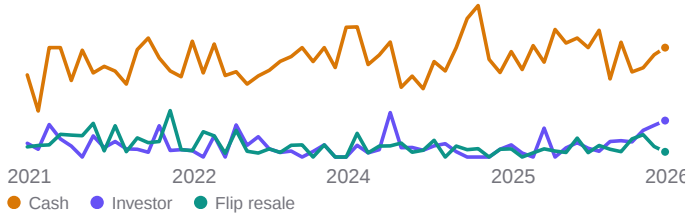
5.7%



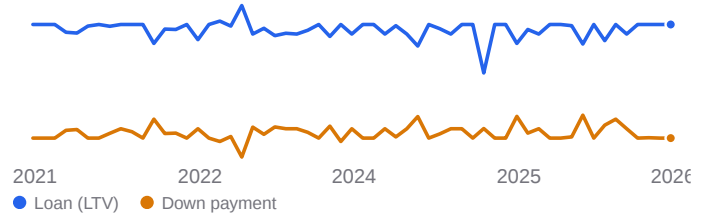
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 2.4%

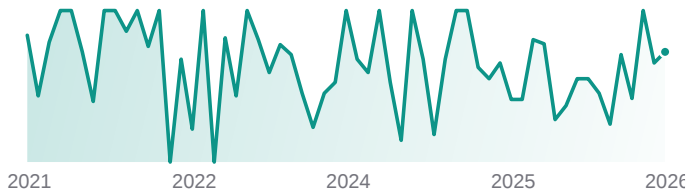


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



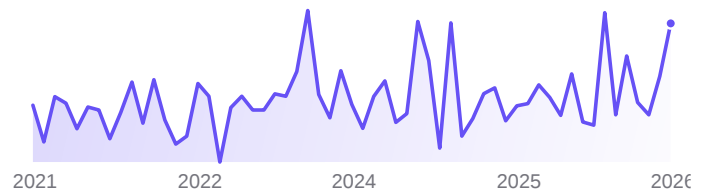
Sellers who sold at a gain

97%



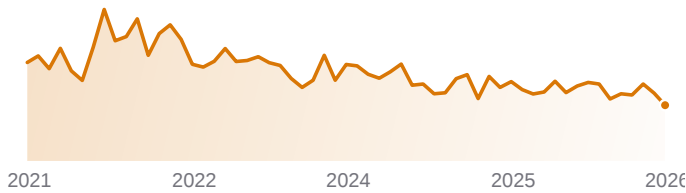
Typical hold before selling

9.7 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	9,890
Median value (AVM)	\$1.1M
Median size	2,700 ft²
Median bedrooms	3
Median year built	1965
Single family	70%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	24%
Median loan-to-value	32%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	26,986
Density	1,770 / mi²
Median household income	\$135K
Average household income	\$197K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	61
Homes occupied	93%
Bachelor's or higher	40%
Poverty rate	6.6%
Unemployment	0.9%
Average temp	58°F
Annual precip	53 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.