

Nashville 37206

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$660K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

562

SALES (12 MO)

\$616K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



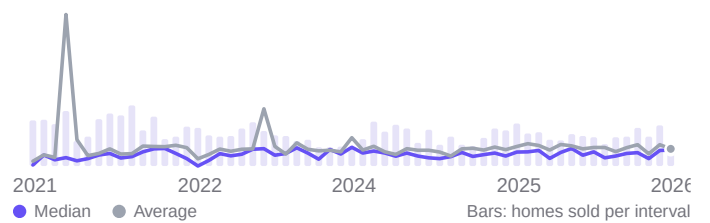
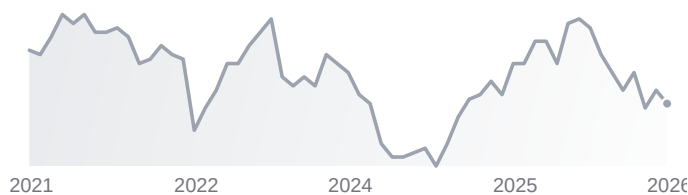
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$705K · Average \$725K

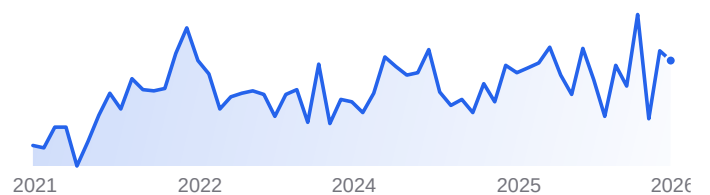
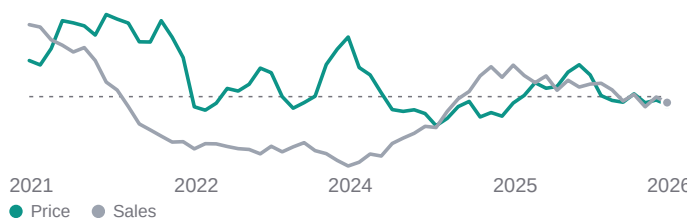


Growth (year over year)

Price -3.7% · Sales -2.8%

Price per square foot

\$375/ft²

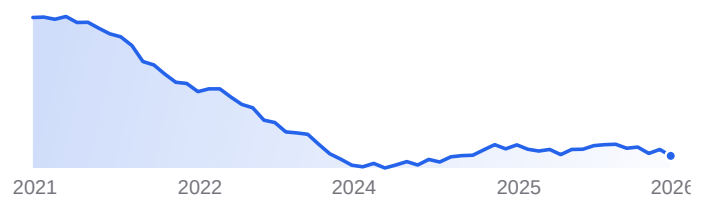
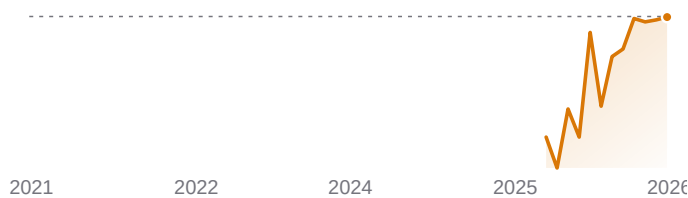


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

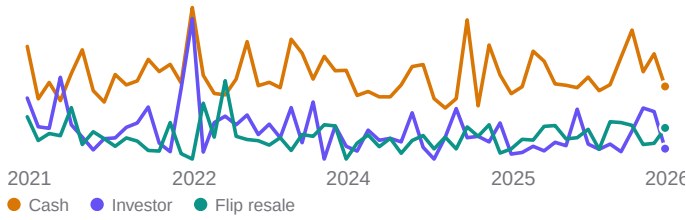
5.3%



BUYERS & OUTCOMES

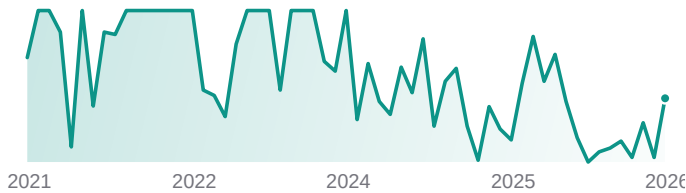
Buyer mix

Cash 21% · Investor 3.0% · Flip resale 9.1%



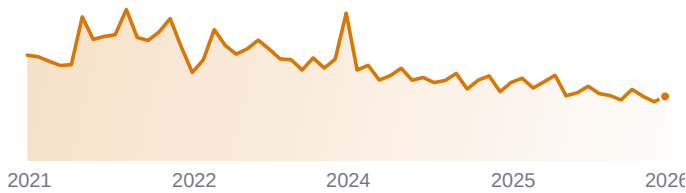
Sellers who sold at a gain

93%

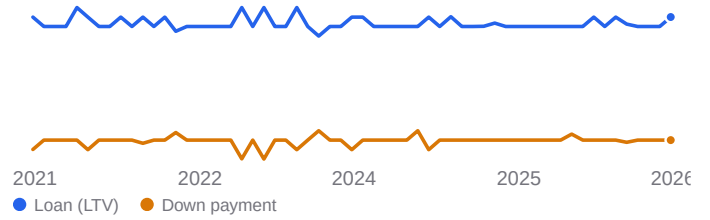


Median annualized return at resale

+6.4%

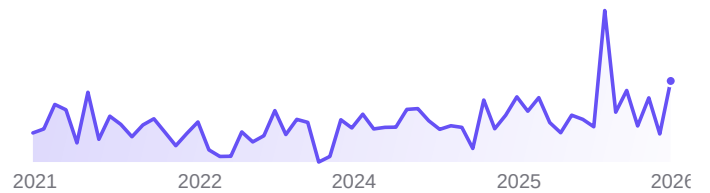


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



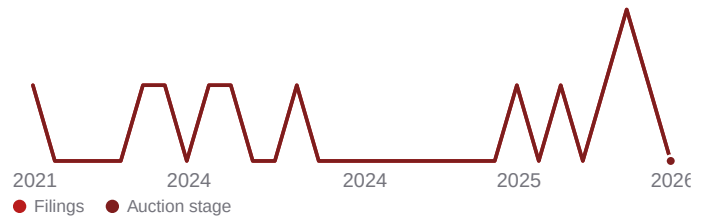
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,507
Median value (AVM)	\$616K
Median size	1,752 ft²
Median bedrooms	3
Median year built	1955
Single family	64%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.0%
Owner occupied	71%
Company owned	19%
Median loan-to-value	47%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	26,356
Density	3,381 / mi²
Median household income	\$89K
Average household income	\$116K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	63
Homes occupied	90%
Bachelor's or higher	37%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	59°F
Annual precip	50 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.