

Nashville 37207

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

681

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



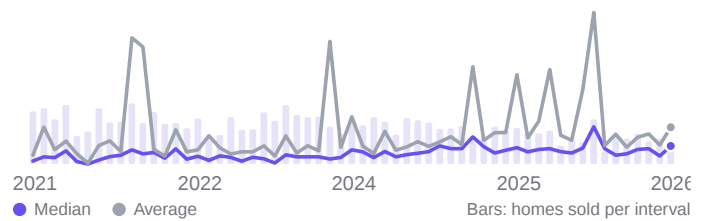
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$449K · Average \$578K

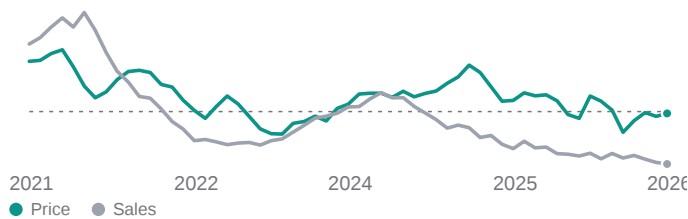


Growth (year over year)

Price -1.0% · Sales -27.2%

Price per square foot

\$253/ft²

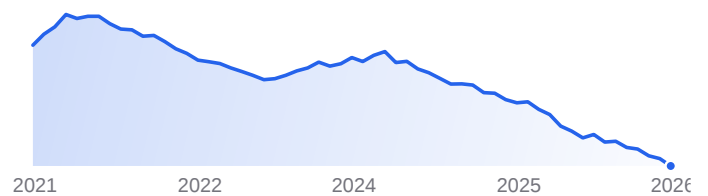


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

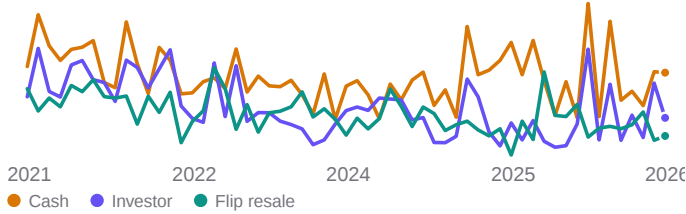
4.6%



BUYERS & OUTCOMES

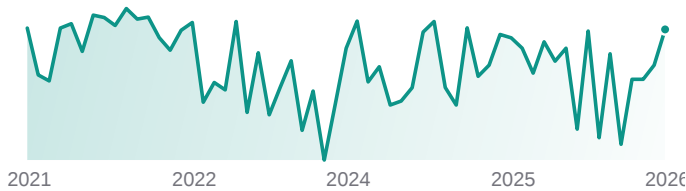
Buyer mix

Cash 28% · Investor 14% · Flip resale 8.3%



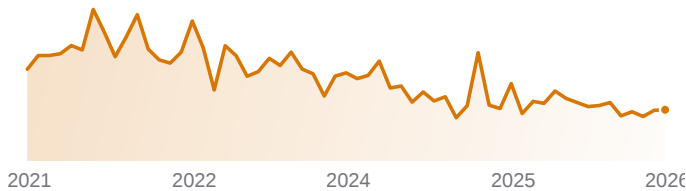
Sellers who sold at a gain

96%

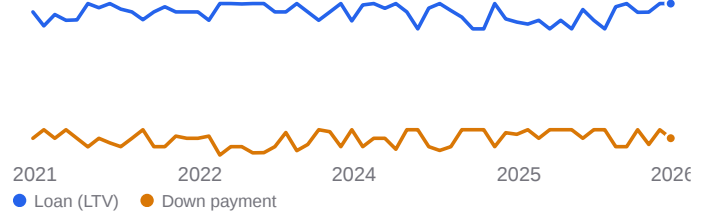


Median annualized return at resale

+5.9%

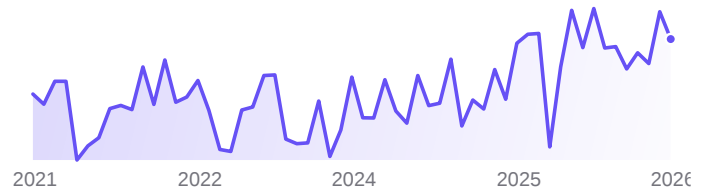


Financing (share of purchase price) Loan (LTV) 95% · Down payment 15%



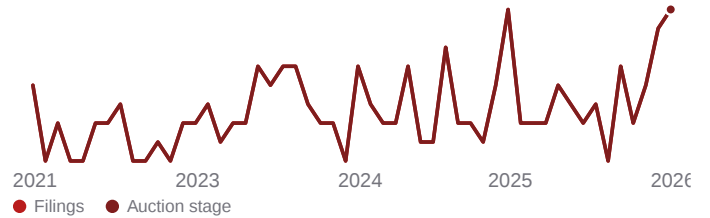
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	14,946
Median value (AVM)	\$383K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1984
Single family	72%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	20%
Median loan-to-value	48%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	39,008
Density	2,001 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	58
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	20.9%
Unemployment	1.0%
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.