

Nashville 37209

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$611K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

936

SALES (12 MO)

\$564K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

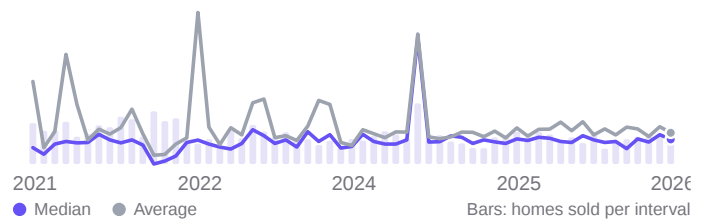
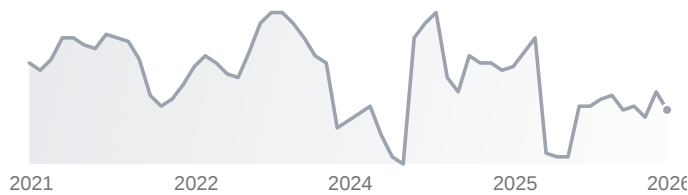
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$605K · Average \$669K

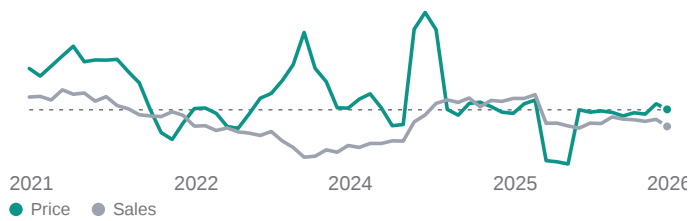


Growth (year over year)

Price +0.2% · Sales -11.0%

Price per square foot

\$369/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

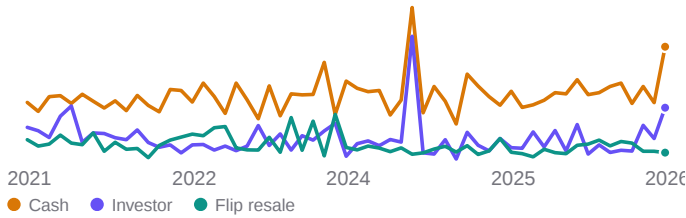
6.3%



BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 23% · Flip resale 2.8%



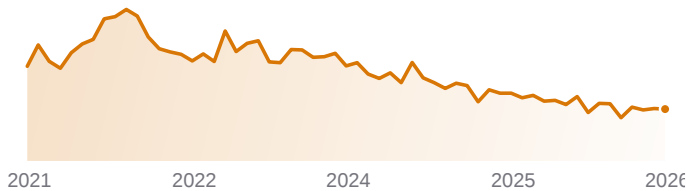
Sellers who sold at a gain

93%

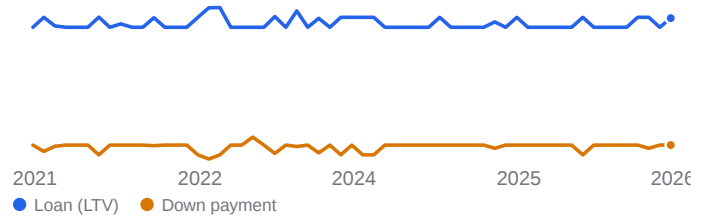


Median annualized return at resale

+5.2%

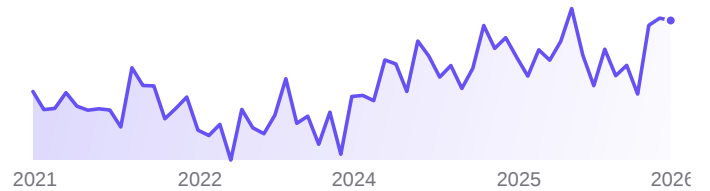


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



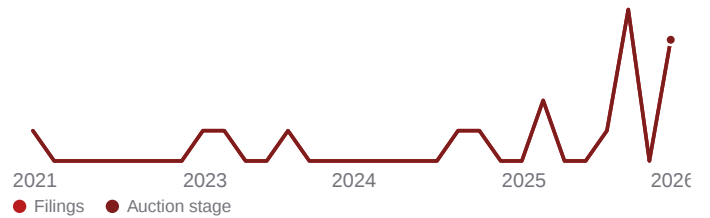
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	14,837
Median value (AVM)	\$564K
Median size	1,750 ft²
Median bedrooms	3
Median year built	1997
Single family	50%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	65%
Company owned	24%
Median loan-to-value	48%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	39,607
Density	1,055 / mi²
Median household income	\$76K
Average household income	\$100K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	64
Homes occupied	91%
Bachelor's or higher	30%
Poverty rate	13.1%
Unemployment	0.9%
Average temp	58°F
Annual precip	52 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.