

Nashville 37210

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-16.8%

1-YR CHANGE

218

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



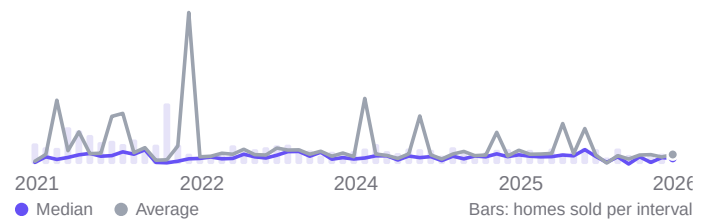
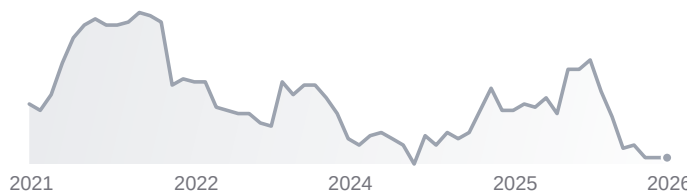
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$360K · Average \$436K

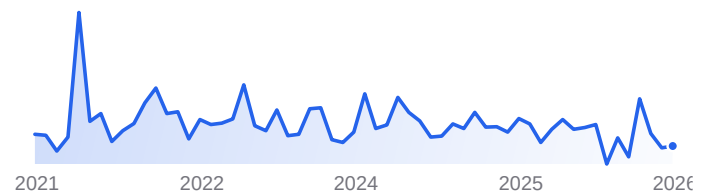
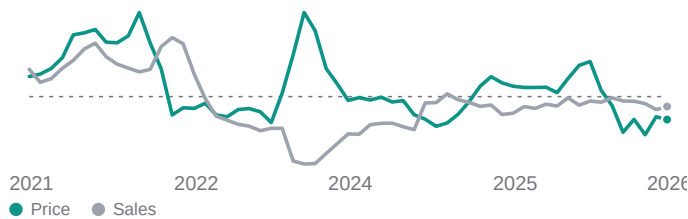


Growth (year over year)

Price -16.8% · Sales -7.2%

Price per square foot

\$250/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

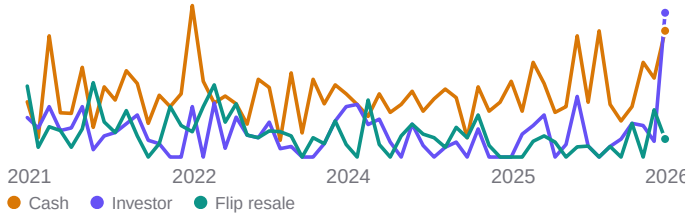
4.8%



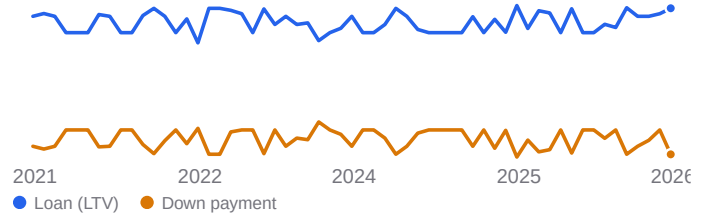
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 57% · Flip resale 7.1%

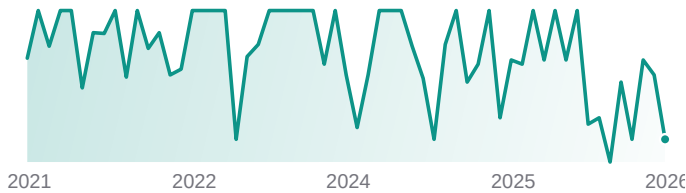


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



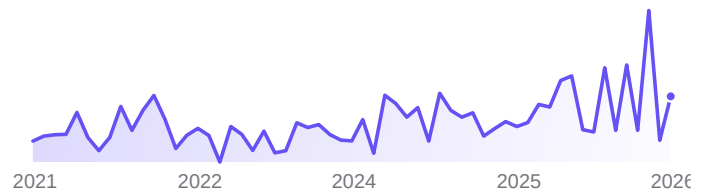
Sellers who sold at a gain

80%



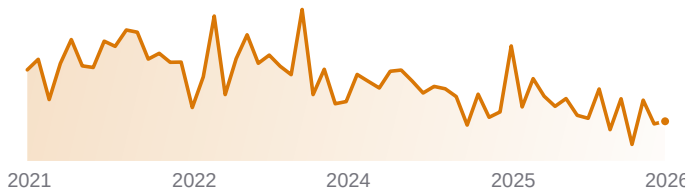
Typical hold before selling

7.0 yrs



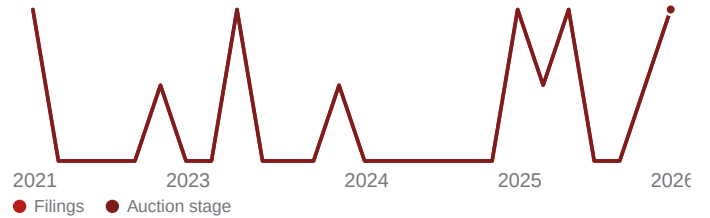
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,557
Median value (AVM)	\$385K
Median size	1,328 ft²
Median bedrooms	3
Median year built	1960
Single family	59%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.6%
Owner occupied	61%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	16,470
Density	1,738 / mi²
Median household income	\$49K
Average household income	\$73K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	60
Homes occupied	86%
Bachelor's or higher	25%
Poverty rate	23.6%
Unemployment	1.0%
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.