

Nashville 37211

ZIP code · TN · Tennessee > Davidson County

BALANCED MARKET

\$410K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

915

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



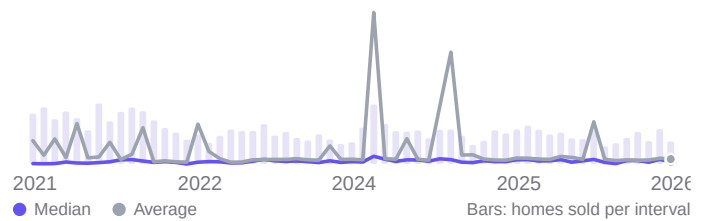
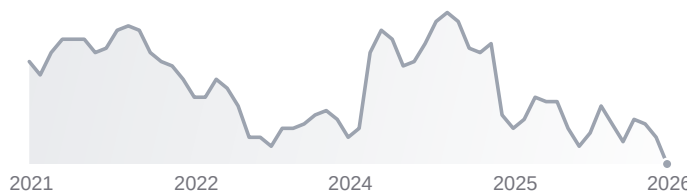
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$395K · Average \$460K

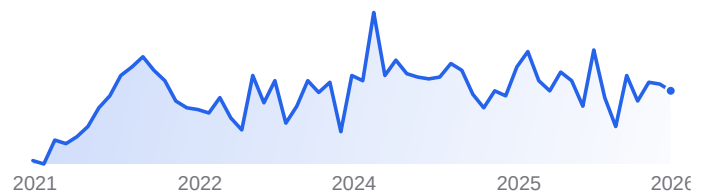
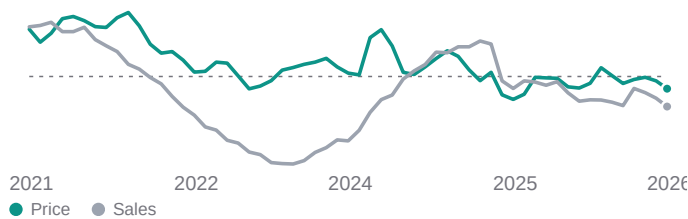


Growth (year over year)

Price -5.2% · Sales -12.9%

Price per square foot

\$249/ft²

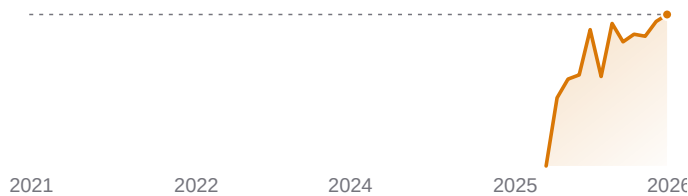


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

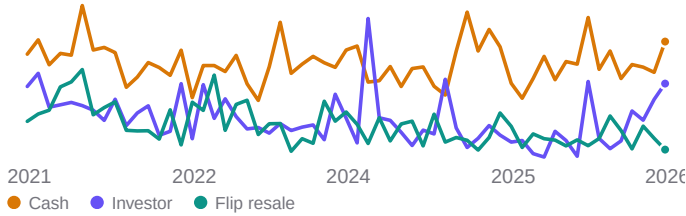
4.4%



BUYERS & OUTCOMES

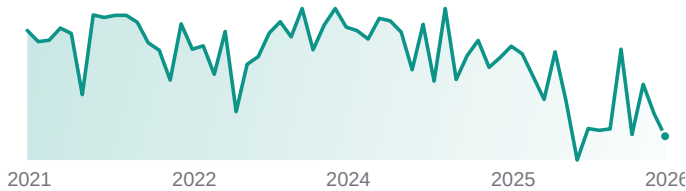
Buyer mix

Cash 31% · Investor 20% · Flip resale 3.1%



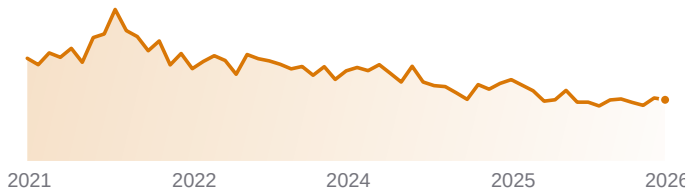
Sellers who sold at a gain

86%

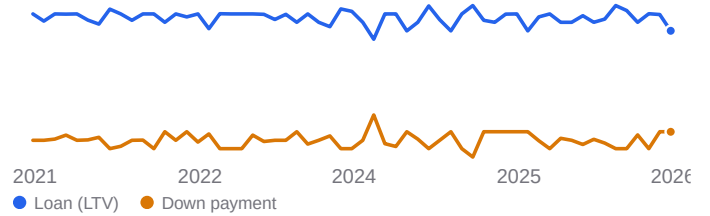


Median annualized return at resale

+5.4%

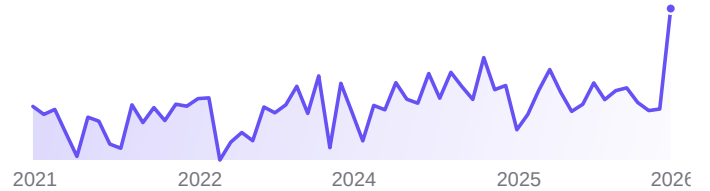


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



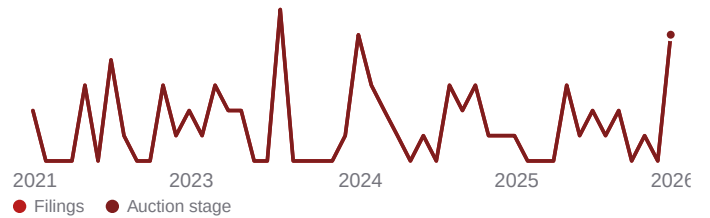
Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	21,034
Median value (AVM)	\$398K
Median size	1,587 ft²
Median bedrooms	3
Median year built	1974
Single family	75%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	14%
Median loan-to-value	44%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	80,256
Density	3,813 / mi ²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	54
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	14.6%
Unemployment	1.1%
Average temp	59°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.