

Nashville 37214

ZIP code · TN · Tennessee > Davidson County

SELLER'S MARKET

\$361K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

577

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

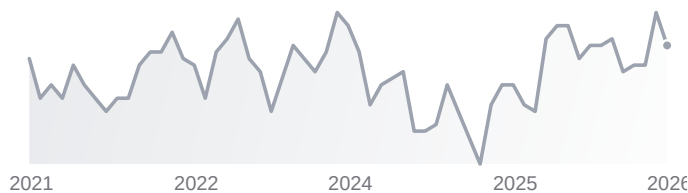
Seller's market · 63 / 100



MARKET TRENDS (5 YEARS)

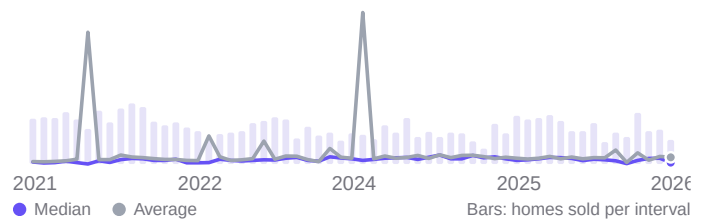
Market temperature (0–100)

63 / 100



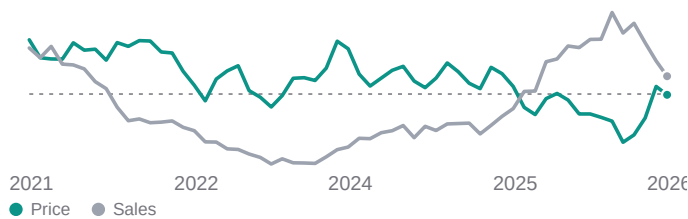
Sale prices

Median \$317K · Average \$397K



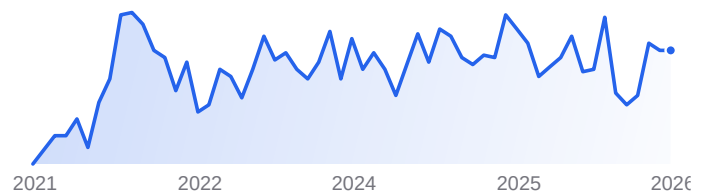
Growth (year over year)

Price -0.3% · Sales +6.5%



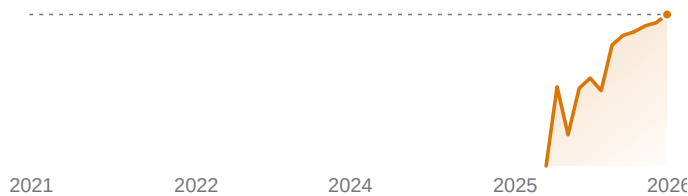
Price per square foot

\$243/ft²



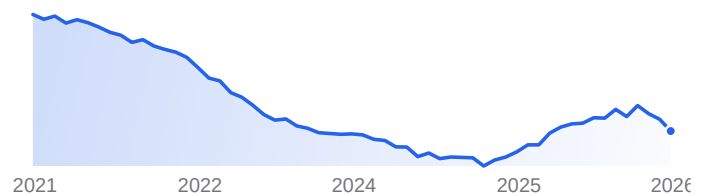
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

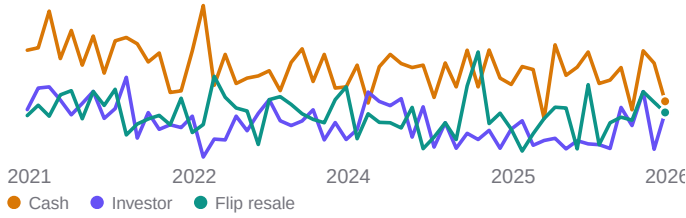
4.9%



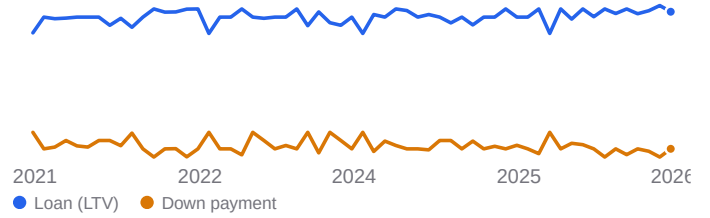
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 12% · Flip resale 12%

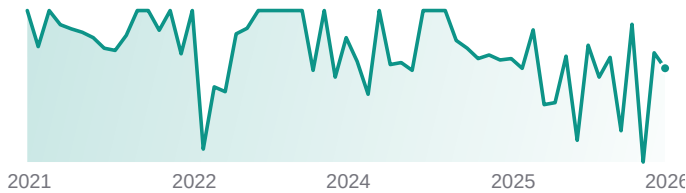


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



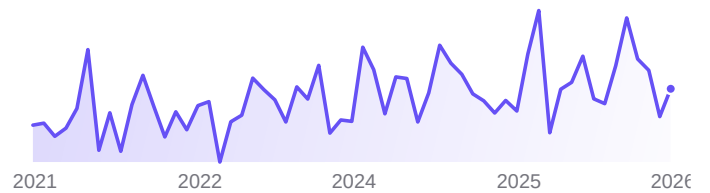
Sellers who sold at a gain

93%



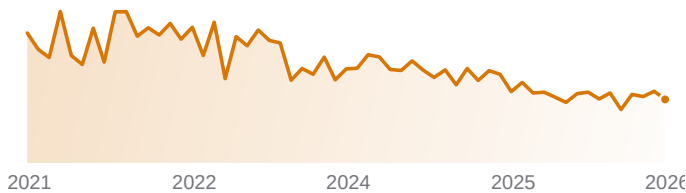
Typical hold before selling

7.0 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	11,717
Median value (AVM)	\$369K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1981
Single family	72%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	13%
Median loan-to-value	42%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	30,955
Density	1,298 / mi²
Median household income	\$76K
Average household income	\$93K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	53
Homes occupied	94%
Bachelor's or higher	35%
Poverty rate	7.1%
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.